

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Issaquah to May Valley / 65

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 670

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$166,800	\$380,400	\$547,200	\$580,800	94.2%	10.75%
2005 Value	\$176,400	\$399,900	\$576,300	\$580,800	99.2%	9.45%
Change	+\$9,600	+\$19,500	+\$29,100		+5.0%	-1.30%
% Change	+5.8%	+5.1%	+5.3%		+5.3%	-12.09%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.30% and -12.09% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$170,700	\$338,100	\$508,800
2005 Value	\$180,500	\$362,200	\$542,700
Percent Change	+5.7%	+7.1%	+6.7%

Number of one to three unit residences in the Population: 3836

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in SubArea 3 and SubArea 11 were at a lower average ratio (assessed value/ sale price) than properties in SubArea 1; these will be adjusted upward more than SubArea 1. Properties in Major 723750 (The Reserve at Newcastle) with grade 12 and lower improvements were at a higher average ratio than other properties; these will be adjusted downward slightly. Grade 11 and 12 homes in SubArea 1 were also at a higher average ratio than other properties; having a very adequate representation of 82 sales in a population of 500 they will be adjusted downward slightly.

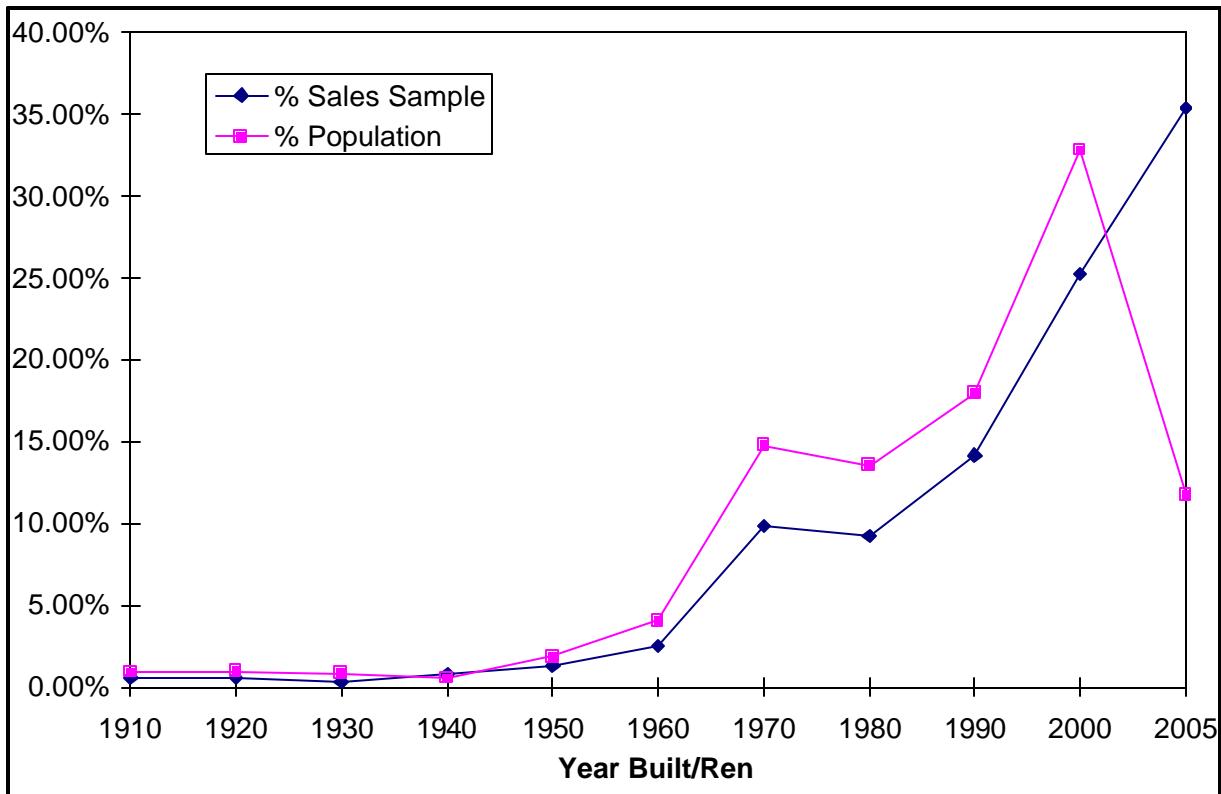
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.60%
1920	4	0.60%
1930	2	0.30%
1940	5	0.75%
1950	9	1.34%
1960	17	2.54%
1970	66	9.85%
1980	62	9.25%
1990	95	14.18%
2000	169	25.22%
2005	237	35.37%
	670	

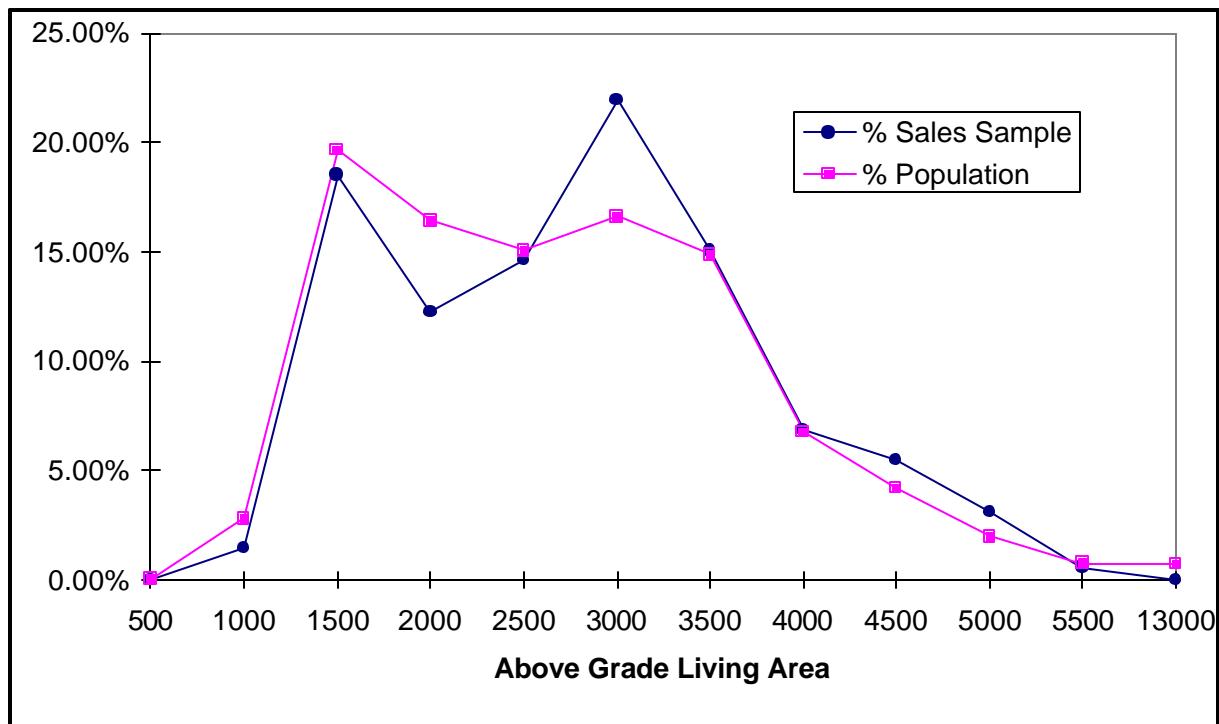
Population		
Year Built/Ren	Frequency	% Population
1910	35	0.91%
1920	37	0.96%
1930	32	0.83%
1940	21	0.55%
1950	71	1.85%
1960	155	4.04%
1970	566	14.75%
1980	520	13.56%
1990	689	17.96%
2000	1259	32.82%
2005	451	11.76%
	3836	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

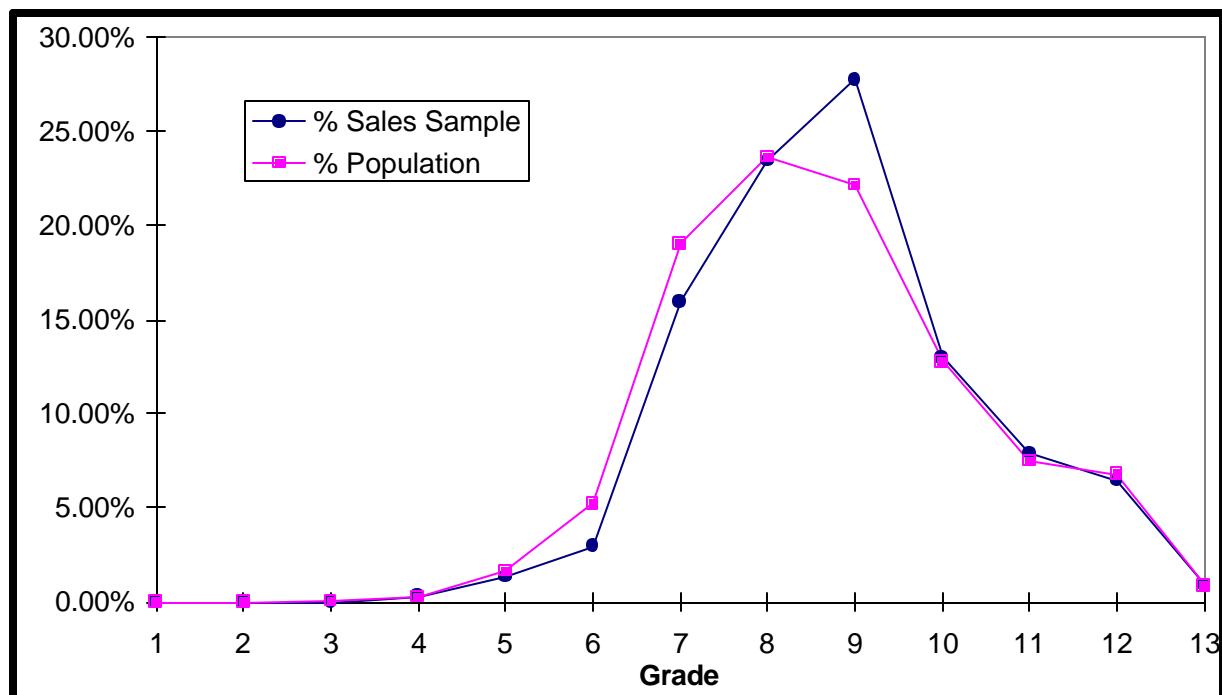
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.05%
1000	10	1.49%	1000	108	2.82%
1500	124	18.51%	1500	755	19.68%
2000	82	12.24%	2000	630	16.42%
2500	98	14.63%	2500	578	15.07%
3000	147	21.94%	3000	637	16.61%
3500	101	15.07%	3500	571	14.89%
4000	46	6.87%	4000	260	6.78%
4500	37	5.52%	4500	161	4.20%
5000	21	3.13%	5000	76	1.98%
5500	4	0.60%	5500	30	0.78%
13000	0	0.00%	13000	28	0.73%
		670			3836



The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. The spike in sales to population in the 3000 square foot range is typical for the size of new homes. This distribution is adequate for both accurate analysis and appraisals.

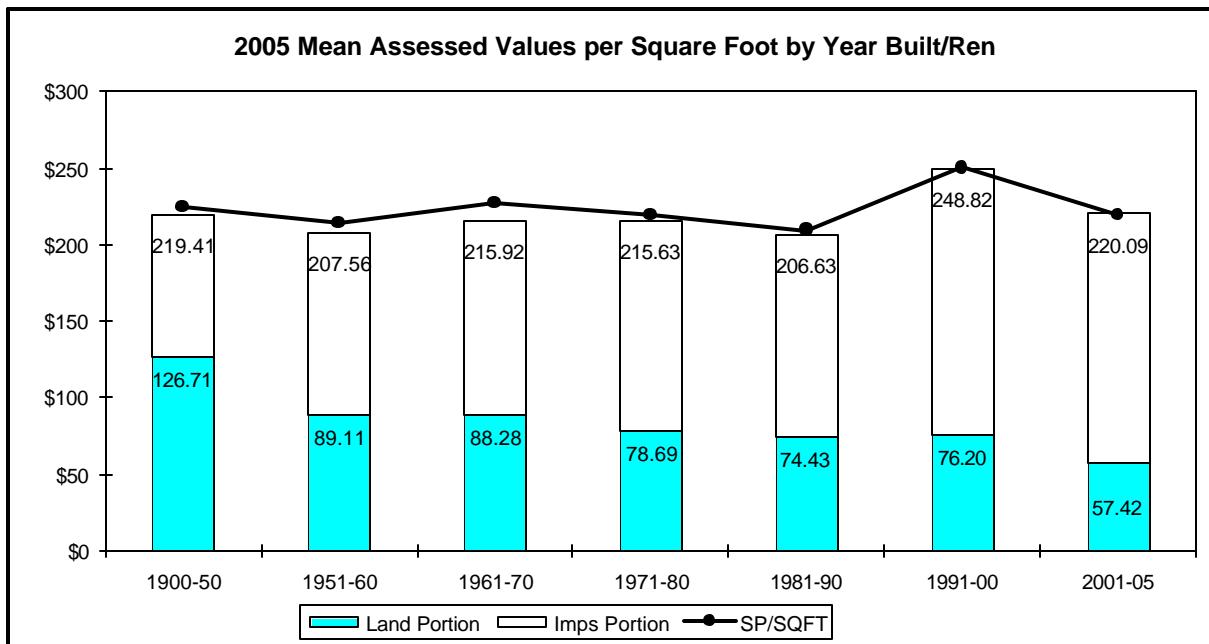
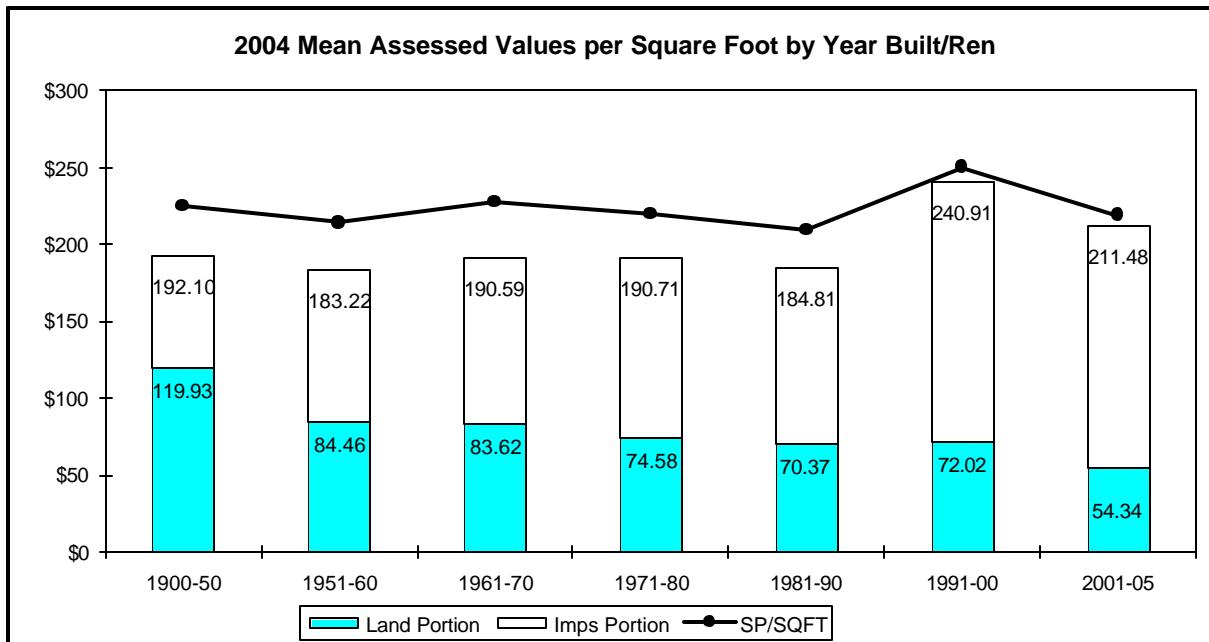
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.05%
4	2	0.30%	4	10	0.26%
5	9	1.34%	5	64	1.67%
6	20	2.99%	6	200	5.21%
7	107	15.97%	7	731	19.06%
8	157	23.43%	8	907	23.64%
9	186	27.76%	9	851	22.18%
10	87	12.99%	10	490	12.77%
11	53	7.91%	11	287	7.48%
12	43	6.42%	12	261	6.80%
13	6	0.90%	13	33	0.86%
	670			3836	



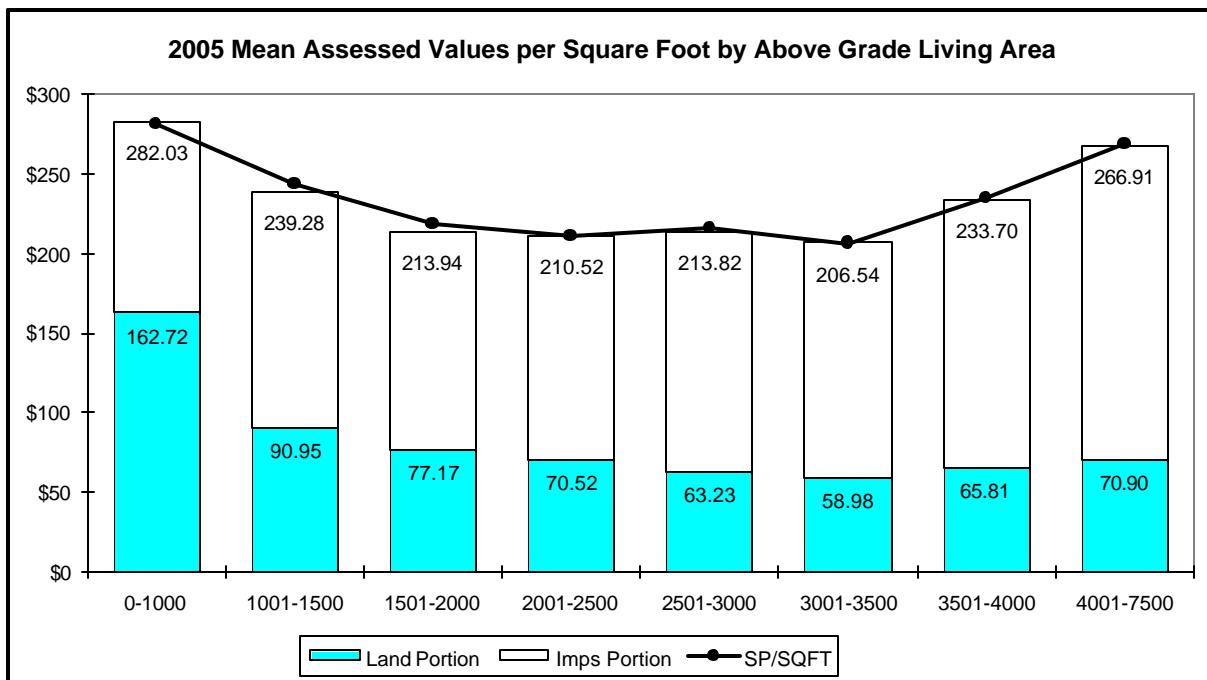
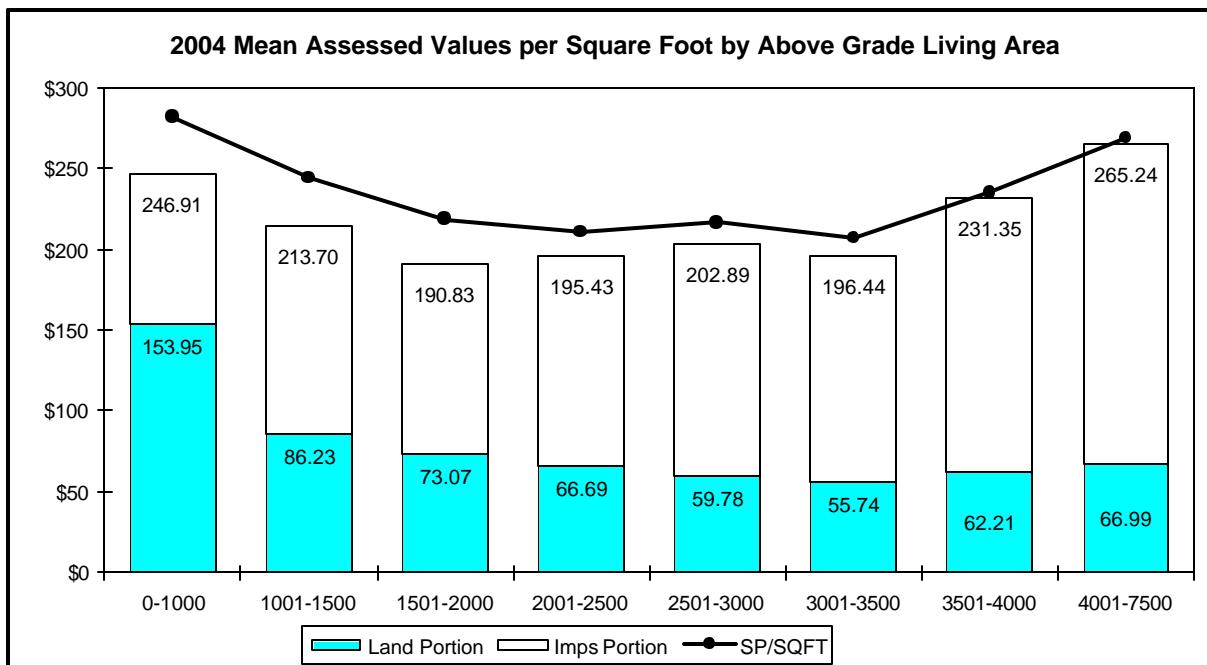
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



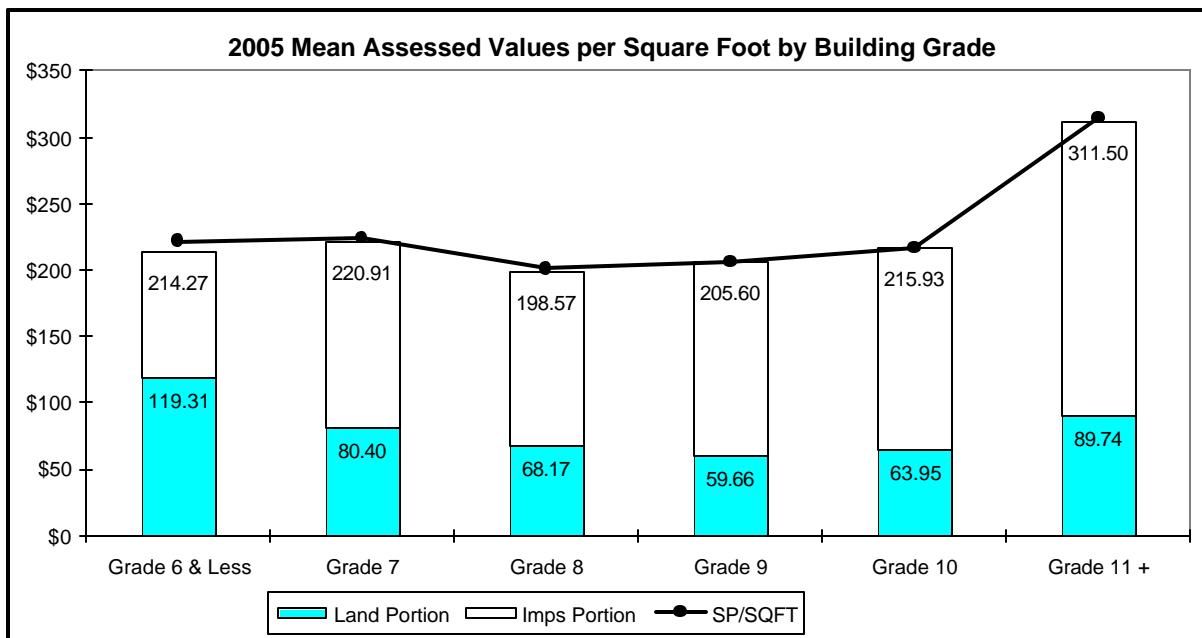
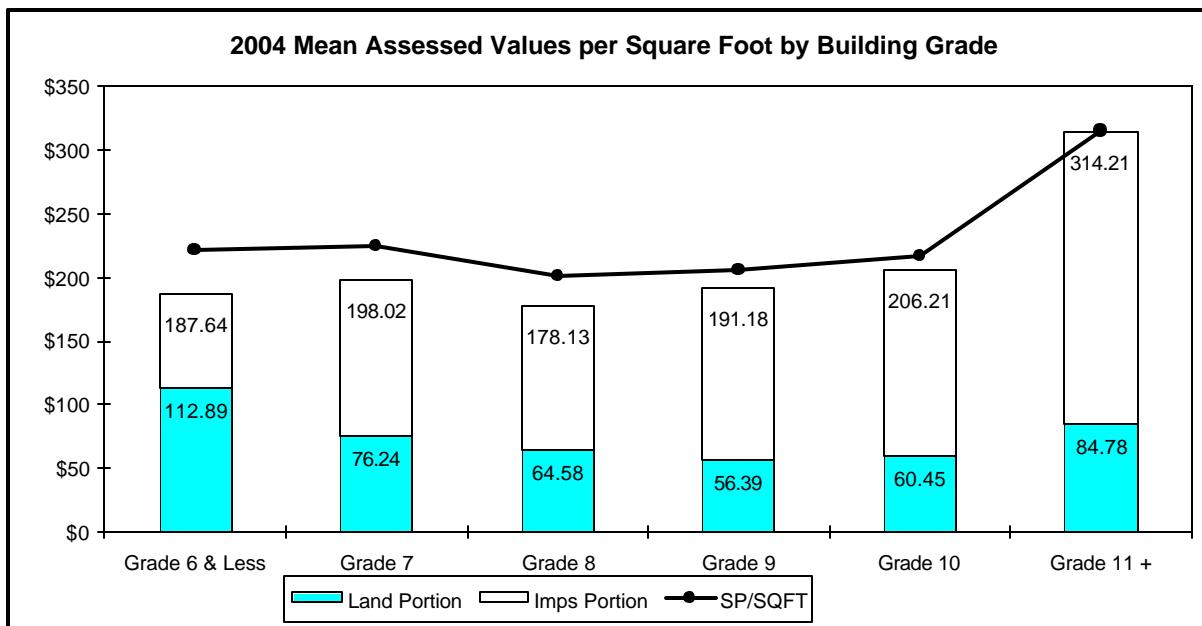
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***

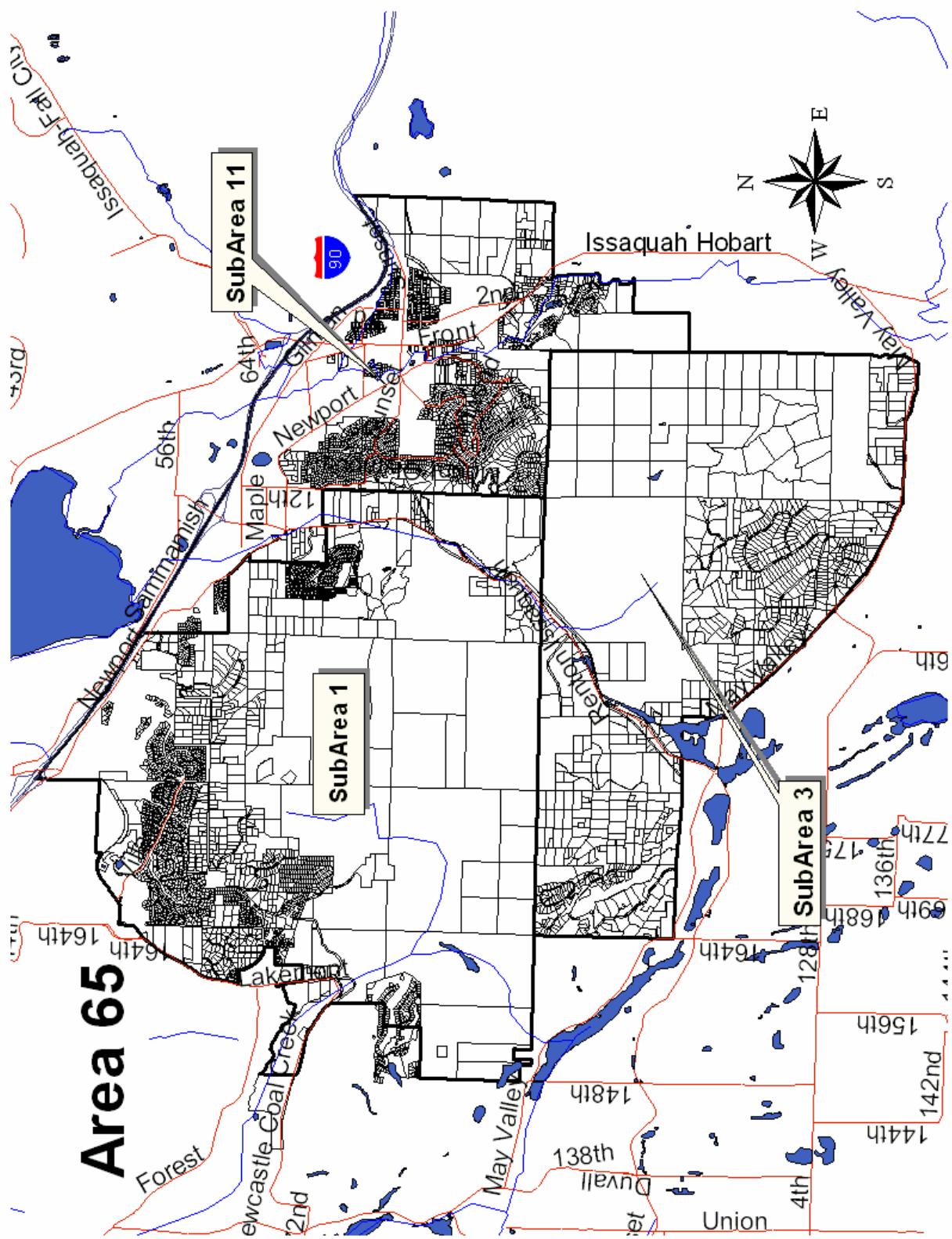


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 140 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.7% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 670 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in SubArea 3 and SubArea 11 were at a lower average ratio (assessed value/ sale price) than properties in SubArea 1; these will be adjusted upward more than SubArea 1. Properties in Major 723750 (The Reserve at Newcastle) with grade 12 and lower improvements were at a higher average ratio than other properties; these will be adjusted downward slightly. Grade 11 and 12 homes in SubArea 1 were also at a higher average ratio than other properties; having a very adequate representation of 82 sales in a population of 500 they will be adjusted downward slightly.

The derived adjustment formula is:

$$\begin{aligned} 2005 \text{ Total Value} = & 2004 \text{ Total Value} / .9463451 -7.198893E-02 \text{ If Sub11} -4.386922E-02 \text{ If Sub3} \\ & + 5.944718E-02 \text{ If Major 723750 (Reserve at Newcastle)} + 7.079534E-02 \text{ If Grade 11 or 12 in Sub 1} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.051)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.051).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.051, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 65 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.67%	
SubArea 3	Yes
% Adjustment	5.14%
SubArea 11	Yes
% Adjustment	8.70%
Major 723750 (The Reserve at Newcastle, Grade 12 or less)	Yes
% Adjustment	-6.25%
Grade 11 & 12 in SubArea 1 (Excluding Major 723750 - The Reserve at Newcastle)	Yes
% Adjustment	-7.35%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in SubArea 3 would *approximately* receive a 10.81% upward adjustment (5.67% + 5.14%).

Generally parcels in SubArea 3 and 11 were at a lower assessment level than SubArea 1 parcels. Homes in The Reserve at Newcastle (excluding grade 13) and the Grade 11 and 12 homes throughout SubArea 1 were at a higher assessment level than the average. This model corrects for these strata differences.

25% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 65 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
723750	The Reserve at Newcastle (Grade 12 or Less)	32	57	56%	NW-34-24-5	1	10 - 13	2003 and 2004	SE 82nd St and 154th Ave SE

Area 65 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6 & Less	31	0.837	0.956	14.2%	0.910	1.002
7	107	0.877	0.979	11.7%	0.959	1.000
8	157	0.892	0.990	11.0%	0.975	1.004
9	186	0.929	0.999	7.5%	0.986	1.012
10	87	0.960	1.002	4.4%	0.984	1.019
11	53	0.997	0.985	-1.1%	0.962	1.008
12	43	1.011	0.994	-1.6%	0.963	1.026
13	6	0.930	0.982	5.6%	0.911	1.053
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	24	0.851	0.972	14.2%	0.911	1.034
1951-1960	17	0.846	0.950	12.4%	0.872	1.028
1961-1970	66	0.836	0.946	13.1%	0.915	0.977
1971-1980	62	0.876	0.989	12.9%	0.962	1.016
1981-1990	95	0.894	0.987	10.4%	0.966	1.008
1991-2000	169	0.968	0.996	2.9%	0.983	1.009
>2000	237	0.968	1.001	3.4%	0.992	1.009
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	558	0.952	0.996	4.6%	0.989	1.003
Good	90	0.855	0.960	12.3%	0.932	0.988
VeryGood	22	0.862	0.985	14.2%	0.933	1.036

Area 65 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	188	0.896	0.971	8.4%	0.954	0.988
1.5	17	0.842	0.957	13.7%	0.901	1.013
2	464	0.956	0.999	4.4%	0.991	1.006
3	1	1.029	1.012	-1.7%	NA	NA
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
500-1000	10	0.876	1.001	14.2%	0.916	1.085
1001-1500	124	0.875	0.980	12.0%	0.959	1.000
1501-2000	82	0.874	0.980	12.1%	0.960	0.999
2001-2500	98	0.927	0.999	7.7%	0.980	1.017
2501-3000	147	0.939	0.989	5.4%	0.975	1.003
3001-4000	147	0.964	0.998	3.5%	0.983	1.013
4001-5000	58	0.986	0.992	0.6%	0.967	1.017
>5000	4	1.026	1.035	0.9%	0.986	1.084
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	503	0.925	0.992	7.2%	0.984	0.999
Y	167	0.972	0.994	2.2%	0.978	1.010
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	670	0.942	0.992	5.3%	0.985	0.999
Y	0	NA	NA	NA	NA	NA
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	382	0.969	0.992	2.4%	0.984	1.000
3	52	0.901	0.997	10.7%	0.970	1.025
11	236	0.868	0.991	14.2%	0.977	1.006

Area 65 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

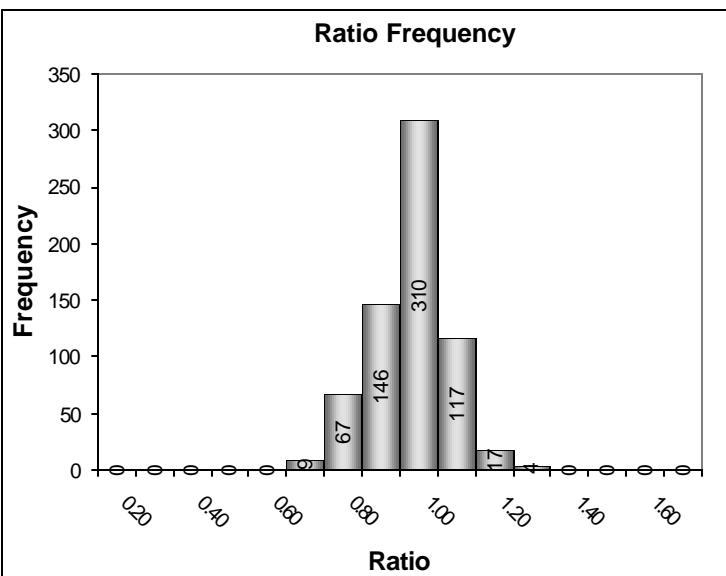
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	33	0.956	1.008	5.5%	0.994	1.023
3000-6000	100	0.953	1.012	6.2%	0.998	1.025
6001-10000	208	0.936	1.003	7.1%	0.991	1.016
10001-16000	186	0.951	0.986	3.7%	0.972	1.000
16001-22000	39	0.966	0.985	1.9%	0.949	1.020
22001-43559	61	0.945	0.993	5.1%	0.964	1.023
1AC-3AC	35	0.851	0.927	9.0%	0.888	0.967
3.01AC-10AC	8	0.880	0.969	10.1%	0.842	1.096
Major 723750 (Reserve at Newcastle, Grade < 13)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	638	0.937	0.992	5.9%	0.985	1.000
Y	32	1.001	0.994	-0.006	0.969	1.019
Grade 11 & 12 in Sub 1 (Excluding Major 723750)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	588	0.923	0.993	7.6%	0.985	1.001
Y	82	1.008	0.990	-0.017	0.970	1.011

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2004	Date of Report: 6/21/2005	Sales Dates: 1/2003 - 12/2004
Area Issaquah to May Valley	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	670		
Mean Assessed Value	547,200		
Mean Sales Price	580,800		
Standard Deviation AV	325,793		
Standard Deviation SP	324,425		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.929		
Median Ratio	0.939		
Weighted Mean Ratio	0.942		
UNIFORMITY			
Lowest ratio	0.664		
Highest ratio:	1.227		
Coefficient of Dispersion	8.24%		
Standard Deviation	0.100		
Coefficient of Variation	10.75%		
Price Related Differential (PRD)	0.986		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.946		
95% Confidence: Mean			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.937		
SAMPLE SIZE EVALUATION			
N (population size)	3836		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.100		
Recommended minimum:	16		
Actual sample size:	670		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	306		
# ratios above mean:	364		
<i>Z:</i>	2.241		
Conclusion:	Non-normal		



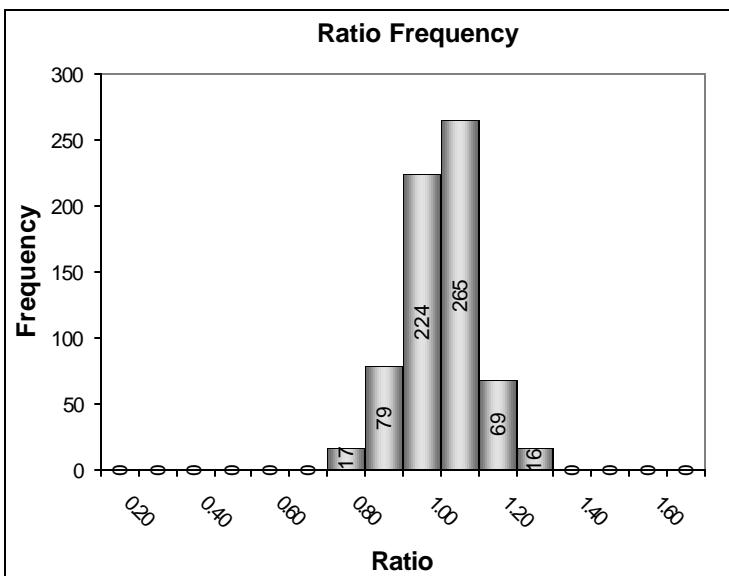
COMMENTS:

1 to 3 Unit Residences throughout area 64

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 6/21/2005	Sales Dates: 1/2003 - 12/2004
Area Issaquah to May Valley	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	670		
Mean Assessed Value	576,300		
Mean Sales Price	580,800		
Standard Deviation AV	315,313		
Standard Deviation SP	324,425		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.006		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.733		
Highest ratio:	1.271		
Coefficient of Dispersion	7.19%		
Standard Deviation	0.094		
Coefficient of Variation	9.45%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.010		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	3836		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	670		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	317		
# ratios above mean:	353		
<i>Z:</i>	1.391		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 64

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	029130	0280	1/27/04	\$250,000	1090	0	7	2004	3	923	N	N	381 NW PEBBLE LN	
001	029130	0380	2/10/04	\$249,990	1090	0	7	2004	3	1037	N	N	428 SHANGRI-LA WY NW	
001	029130	0390	2/4/04	\$244,700	1090	0	7	2004	3	1068	N	N	436 SHANGRI-LA WY NW	
001	029130	0120	2/23/04	\$239,990	1090	0	7	2003	3	913	N	N	372 SHANGRI-LA WY NW	
001	029130	0250	7/29/03	\$235,000	1090	0	7	2003	3	812	N	N	2270 NW BOULDER WAY DR	
001	029130	0130	6/11/03	\$234,995	1090	0	7	2003	3	964	N	N	380 SHANGRI-LA WY NW	
001	029130	0150	6/10/03	\$230,990	1090	0	7	2003	3	968	N	N	396 SHANGRI-LA WY NW	
001	029130	0160	6/6/03	\$228,500	1090	0	7	2003	3	984	N	N	404 SHANGRI-LA WY NW	
001	029130	0340	3/29/04	\$297,990	1290	120	7	2004	3	1286	N	N	412 NW PEBBLE LN	
001	029130	0080	10/17/04	\$299,800	1290	120	7	2003	3	1437	N	N	2235 NW BOULDER WAY DR	
001	029130	0310	3/1/04	\$297,990	1290	120	7	2004	3	1294	N	N	406 NW PEBBLE LN	
001	029130	0320	6/1/04	\$297,990	1290	120	7	2004	3	1286	N	N	408 NW PEBBLE LN	
001	029130	0330	4/2/04	\$297,990	1290	120	7	2004	3	1286	N	N	410 NW PEBBLE LN	
001	029130	0350	2/18/04	\$297,990	1290	120	7	2004	3	1286	N	N	414 NW PEBBLE LN	
001	029130	0220	9/29/03	\$292,990	1290	120	7	2003	3	1371	N	N	384 NW PEBBLE LN	
001	029130	0210	12/10/03	\$289,990	1290	120	7	2003	3	1326	N	N	378 NW PEBBLE LN	
001	029130	0060	8/14/03	\$288,750	1290	120	7	2003	3	1434	N	N	2259 NW BOULDER WAY DR	
001	029130	0200	1/12/04	\$284,990	1290	120	7	2003	3	1326	N	N	372 NW PEBBLE LN	
001	029130	0070	9/24/03	\$283,900	1290	120	7	2003	3	1447	N	N	2247 NW BOULDER WAY DR	
001	029130	0090	8/15/03	\$282,990	1290	120	7	2003	3	1404	N	N	2223 NW BOULDER WAY DR	
001	029130	0190	1/26/04	\$276,500	1290	120	7	2003	3	1351	N	N	366 NW PEBBLE LN	
001	029130	0400	2/4/04	\$319,990	1300	145	7	2004	3	1695	N	N	444 SHANGRI-LA WY NW	
001	029130	0290	1/20/04	\$300,480	1300	145	7	2004	3	1452	N	N	403 NW PEBBLE LN	
001	029130	0370	2/13/04	\$299,990	1300	145	7	2004	3	1713	N	N	420 SHANGRI-LA WY NW	
001	029130	0270	5/10/04	\$289,990	1300	145	7	2004	3	1305	N	N	377 NW PEBBLE LN	
001	029130	0030	6/16/03	\$288,990	1300	145	7	2003	3	1498	N	N	356 SHANGRI-LA WY NW	
001	029130	0240	9/16/03	\$287,990	1300	145	7	2003	3	1307	N	N	2280 NW BOULDER WAY DR	
001	029130	0260	2/17/04	\$279,990	1300	145	7	2003	3	1435	N	N	2260 NW BOULDER WAY DR	
001	262405	9043	4/12/04	\$447,500	2150	0	7	1982	3	35743	N	N	7238 LAKEMONT BL SE	
001	029130	0300	2/20/04	\$352,000	1600	0	8	2004	3	2392	N	N	404 NW PEBBLE LN	

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	029130	0360	3/24/04	\$349,990	1600	0	8	2004	3	2396	N	N	416 NW PEBBLE LN
001	029130	0180	10/9/03	\$341,990	1600	0	8	2003	3	2201	N	N	360 NW PEBBLE LN
001	029130	0100	8/7/03	\$339,990	1600	0	8	2003	3	2167	N	N	2211 NW BOULDER WAY DR
001	252405	9190	11/30/04	\$400,000	1690	200	8	1980	3	44460	Y	N	6617 168TH AV SE
001	029130	0230	10/6/03	\$369,990	1730	0	8	2003	3	3229	N	N	402 NW PEBBLE LN
001	029130	0040	10/17/03	\$359,990	1730	0	8	2003	3	2916	N	N	2283 NW BOULDER WAY DR
001	856275	0260	8/21/03	\$384,950	2020	0	8	2003	3	4000	N	N	2125 NW COYOTE CREEK LN
001	856275	0770	5/22/04	\$393,963	2080	0	8	2004	3	4041	N	N	2126 NW FAR COUNTRY LN
001	856275	0370	8/20/03	\$409,953	2090	0	8	2003	3	7147	N	N	2103 NW SPRING FORK LN
001	856275	0310	11/11/03	\$379,950	2110	0	8	2003	3	3980	N	N	2180 NW COYOTE CREEK LN
001	322406	9088	6/18/04	\$443,000	2230	0	8	1981	3	37461	N	N	21021 SE 82ND ST
001	856275	0250	7/16/03	\$402,317	2310	0	8	2003	3	7609	N	N	2105 NW COYOTE CREEK LN
001	856275	0300	9/11/03	\$401,950	2320	0	8	2003	3	5663	N	N	2190 NW COYOTE CREEK LN
001	856275	0270	4/10/03	\$389,950	2320	0	8	2003	3	4000	N	N	2155 NW COYOTE CREEK LN
001	856275	0740	6/28/04	\$405,950	2320	0	8	2004	3	4000	N	N	2162 NW FAR COUNTRY LN
001	856275	0320	11/5/03	\$381,950	2320	0	8	2003	3	3980	N	N	2160 NW COYOTE CREEK LN
001	856275	0870	6/17/04	\$430,385	2340	0	8	2004	3	5850	N	N	990 BIG TREE DR NW
001	856275	0410	7/6/04	\$439,772	2360	0	8	2004	3	3980	N	N	2143 NW SPRING FORK LN
001	856275	0390	4/27/04	\$411,950	2360	0	8	2004	3	3980	N	N	2123 NW SPRING FORK LN
001	856275	0440	9/10/03	\$421,125	2580	0	8	2003	3	3980	N	N	2173 NW SPRING FORK LN
001	856275	0510	1/14/04	\$417,423	2580	0	8	2003	3	3980	N	N	2166 NW SPRING FORK LN
001	856275	0590	5/21/04	\$437,000	2580	0	8	2004	3	5215	N	N	2105 NW FAR COUNTRY LN
001	856275	0620	6/14/04	\$433,000	2580	0	8	2004	3	3980	N	N	2137 NW FAR COUNTRY LN
001	856275	0280	3/26/03	\$403,020	2580	0	8	2003	3	4000	N	N	2175 NW COYOTE CREEK LN
001	856275	0330	6/13/03	\$389,900	2580	0	8	2003	3	3980	N	N	2140 NW COYOTE CREEK LN
001	856275	0520	3/3/04	\$423,000	2590	0	8	2003	3	3980	N	N	2156 NW SPRING FORK LN
001	856275	0340	7/2/03	\$407,407	2590	0	8	2003	3	3980	N	N	2120 NW COYOTE CREEK LN
001	856275	0380	4/2/04	\$428,000	2610	0	8	2004	3	3980	N	N	2113 NW SPRING FORK LN
001	856275	0400	8/10/04	\$425,875	2610	0	8	2004	3	3980	N	N	2133 NW SPRING FORK LN
001	856275	0880	4/8/04	\$441,950	2680	0	8	2004	3	5850	N	N	1000 BIG TREE DR NW
001	856275	0470	1/9/04	\$450,000	2800	0	8	2003	3	5158	N	N	2200 NW SPRING FORK LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	856275	0630	6/7/04	\$466,792	2800	0	8	2004	3	3980	N	N	2149 NW FAR COUNTRY LN
001	856275	0480	1/13/04	\$436,000	2800	0	8	2003	3	3980	N	N	2196 NW SPRING FORK LN
001	856275	0420	11/20/03	\$435,256	2800	0	8	2003	3	3980	N	N	2153 NW SPRING FORK LN
001	856275	0290	4/14/03	\$431,000	2800	0	8	2003	3	5602	N	N	2195 NW COYOTE CREEK LN
001	856275	0430	10/1/03	\$416,774	2800	0	8	2003	3	3980	N	N	2163 NW SPRING FORK LN
001	177700	0070	4/16/03	\$445,000	2840	0	8	1970	3	39677	Y	N	17111 SE 58TH ST
001	856275	0500	1/22/04	\$448,556	2990	0	8	2003	3	3980	N	N	2176 NW SPRING FORK LN
001	856275	0360	6/4/03	\$433,089	2990	0	8	2003	3	7481	N	N	2100 NW COYOTE CREEK LN
001	856275	0600	6/2/04	\$450,000	2990	0	8	2004	3	4577	N	N	2117 NW FAR COUNTRY LN
001	856275	0640	5/10/04	\$442,760	2990	0	8	2004	3	3980	N	N	2161 NW FAR COUNTRY LN
001	856275	0450	9/22/03	\$418,746	2990	0	8	2003	3	3980	N	N	2183 NW SPRING FORK LN
001	856275	0350	6/12/03	\$423,542	2990	0	8	2003	3	3980	N	N	2110 NW COYOTE CREEK LN
001	856275	0490	12/8/03	\$425,000	3000	0	8	2003	3	3980	N	N	2186 NW SPRING FORK LN
001	192406	9029	11/10/03	\$625,000	1360	1330	9	1967	4	44431	Y	N	5720 189TH AV SE
001	192406	9029	11/18/04	\$630,000	1360	1330	9	1967	4	44431	Y	N	5720 189TH AV SE
001	177838	0400	1/23/03	\$428,000	1850	0	9	2003	3	6704	N	N	16349 SE 66TH ST
001	856274	0150	1/8/04	\$589,950	1920	1370	9	2003	3	8655	Y	N	412 SKY COUNTRY WY NW
001	856274	0450	10/13/03	\$531,542	1920	1370	9	2003	3	6581	Y	N	476 WILDERNESS PEAK DR NW
001	177838	0520	9/14/04	\$459,900	2030	0	9	2001	3	5771	N	N	6598 163RD PL SE
001	177838	0180	10/28/03	\$450,000	2030	0	9	2001	3	5675	N	N	16255 SE 66TH ST
001	856274	0380	12/16/03	\$499,950	2060	970	9	2003	3	7365	N	N	352 WILDERNESS PEAK DR NW
001	856274	0400	1/9/04	\$489,950	2060	680	9	2003	3	7266	Y	N	392 WILDERNESS PEAK DR NW
001	856275	0160	1/2/04	\$473,523	2130	640	9	2003	3	4500	N	N	830 BIG TREE DR NW
001	856274	0440	11/18/03	\$590,000	2210	780	9	2003	3	5280	Y	N	625 WILDERNESS PEAK DR NW
001	856274	0420	3/17/04	\$579,950	2210	785	9	2003	3	6299	Y	N	416 WILDERNESS PEAK DR NW
001	856275	0140	8/14/03	\$459,950	2220	630	9	2003	3	4500	N	N	806 BIG TREE DR NW
001	856274	0390	10/14/03	\$485,594	2220	810	9	2003	3	8803	N	N	372 WILDERNESS PEAK DR NW
001	856274	0410	12/17/03	\$539,111	2280	1160	9	2003	3	6635	Y	N	400 WILDERNESS PEAK DR NW
001	177838	0030	4/13/04	\$549,950	2290	1000	9	2001	3	5139	N	N	6583 163RD PL SE
001	856274	0010	12/10/04	\$559,000	2370	0	9	2003	3	6401	Y	N	655 WILDERNESS PEAK DR NW
001	177838	0320	6/1/04	\$485,000	2410	0	9	2002	3	6666	N	N	6722 163RD PL SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177838	0560	3/3/03	\$450,000	2430	0	9	2001	3	5393	N	N	16357 SE COUGAR MOUNTAIN WY
001	856274	0540	10/23/03	\$550,000	2440	720	9	2003	3	6087	Y	N	570 WILDERNESS PEAK DR NW
001	856274	0590	7/28/03	\$517,950	2440	720	9	2003	3	5906	Y	N	628 WILDERNESS PEAK DR NW
001	856275	1070	6/3/04	\$515,756	2450	100	9	2004	3	4500	N	N	783 BEAR RIDGE DR NW
001	856275	1110	10/20/03	\$479,950	2450	0	9	2003	3	4500	N	N	763 BEAR RIDGE DR NW
001	856274	0430	4/22/04	\$598,950	2460	980	9	2003	3	6336	Y	N	436 WILDERNESS PEAK DR NW
001	856275	1090	10/6/03	\$483,950	2460	0	9	2003	3	4500	N	N	773 BEAR RIDGE DR NW
001	856274	0160	4/9/04	\$607,500	2460	920	9	2003	3	5916	Y	N	432 SKY COUNTRY WY NW
001	856274	0470	6/21/04	\$592,950	2460	990	9	2004	3	5496	Y	N	500 WILDERNESS PEAK DR NW
001	856275	1060	7/21/04	\$548,469	2470	0	9	2004	3	4500	N	N	787 BEAR RIDGE DR NW
001	856275	1100	7/1/03	\$475,118	2470	0	9	2003	3	4500	N	N	767 BEAR RIDGE DR NW
001	856275	1080	8/7/03	\$500,112	2500	0	9	2003	3	4500	N	N	777 BEAR RIDGE DR NW
001	947840	0200	1/22/04	\$620,000	2520	690	9	2000	3	5796	N	N	6433 166TH PL SE
001	947840	0110	4/23/04	\$545,000	2520	0	9	2000	3	6162	N	N	16520 SE 64TH PL
001	947840	0260	2/3/03	\$555,000	2520	600	9	2000	3	5520	N	N	6427 165TH PL SE
001	947840	0270	3/25/04	\$555,000	2520	600	9	2000	3	5579	N	N	6425 165TH PL SE
001	856275	0150	7/14/03	\$510,996	2520	940	9	2003	3	4500	N	N	812 BIG TREE DR NW
001	856275	0130	5/19/03	\$506,548	2520	940	9	2003	3	4502	N	N	794 BIG TREE DR NW
001	856275	0170	2/11/04	\$511,950	2530	940	9	2003	3	4500	N	N	842 BIG TREE DR NW
001	177838	0040	6/7/04	\$590,000	2540	900	9	2001	3	5505	N	N	6587 163RD PL SE
001	947840	0180	5/14/04	\$566,950	2540	690	9	2000	3	6794	N	N	6437 166TH PL SE
001	177838	0540	1/14/03	\$498,000	2540	0	9	2001	3	5600	N	N	6590 163RD PL SE
001	177838	0230	2/25/03	\$539,950	2540	860	9	2003	3	8646	N	N	6765 163RD PL SE
001	413944	0610	6/6/03	\$570,000	2620	0	9	1992	3	8950	N	N	16602 SE 57TH PL
001	856274	0520	5/13/04	\$597,950	2620	800	9	2003	3	5669	Y	N	550 WILDERNESS PEAK DR NW
001	856274	0180	8/12/04	\$629,950	2620	800	9	2004	3	6839	Y	N	472 SKY COUNTRY WY NW
001	560803	0030	8/3/04	\$600,000	2640	860	9	1998	3	11836	Y	N	4948 ALPEN GLOW PL NW
001	560803	0020	6/4/04	\$570,000	2650	720	9	1998	3	16846	Y	N	4972 ALPEN GLOW PL NW
001	856274	0570	12/15/03	\$582,950	2680	790	9	2003	3	6498	Y	N	598 WILDERNESS PEAK DR NW
001	560801	0340	5/13/04	\$559,000	2680	0	9	1999	3	7548	N	N	5905 MONT BLANC PL NW
001	242405	9035	12/22/04	\$593,000	2690	530	9	1981	3	95993	Y	N	6039 174TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	856274	0500	12/2/04	\$660,000	2700	1015	9	2003	3	5946	Y	N	530 WILDERNESS PEAK DR NW
001	856274	0050	1/9/04	\$599,950	2700	590	9	2003	3	6613	Y	N	605 WILDERNESS PEAK DR NW
001	856274	0120	2/17/04	\$610,000	2700	590	9	2003	3	7250	Y	N	395 SKY COUNTRY WY NW
001	856274	0500	4/19/04	\$577,035	2700	1015	9	2003	3	5946	Y	N	530 WILDERNESS PEAK DR NW
001	856274	0190	7/14/04	\$633,000	2700	1180	9	2004	3	6851	Y	N	492 SKY COUNTRY WY NW
001	856274	0580	8/19/03	\$539,950	2710	700	9	2003	3	7136	Y	N	618 WILDERNESS PEAK DR NW
001	856274	0210	9/2/04	\$752,519	2750	920	9	2003	3	6158	Y	N	506 SKY COUNTRY WY NW
001	560801	0450	4/24/03	\$553,000	2760	0	9	1999	3	8078	N	N	5930 MONT BLANC PL NW
001	856274	0550	11/25/03	\$546,950	2760	860	9	2003	3	6440	Y	N	580 WILDERNESS PEAK DR NW
001	856274	0220	11/13/03	\$657,572	2770	860	9	2003	3	7140	Y	N	510 SKY COUNTRY WY NW
001	856274	0370	3/16/04	\$564,900	2790	0	9	2003	3	6538	N	N	411 WILDERNESS PEAK DR NW
001	856275	0700	6/10/04	\$497,950	2790	0	9	2004	3	5547	N	N	2214 NW FAR COUNTRY LN
001	856274	0320	3/3/04	\$524,900	2800	0	9	2003	3	5925	N	N	501 WILDERNESS PEAK DR NW
001	856274	0350	3/16/04	\$487,300	2800	0	9	2003	3	5550	N	N	451 WILDERNESS PEAK DR NW
001	856274	0360	5/11/04	\$549,900	2810	0	9	2003	3	5732	N	N	431 WILDERNESS PEAK DR NW
001	856274	0560	1/23/04	\$586,950	2810	800	9	2003	3	6460	Y	N	590 WILDERNESS PEAK DR NW
001	856274	0330	12/19/03	\$526,500	2810	0	9	2003	3	5784	N	N	491 WILDERNESS PEAK DR NW
001	856274	0610	6/18/03	\$558,950	2820	850	9	2003	3	7678	Y	N	658 WILDERNESS PEAK DR NW
001	856274	0530	2/23/04	\$595,000	2840	840	9	2003	3	5759	Y	N	560 WILDERNESS PEAK DR NW
001	322406	9084	12/10/04	\$775,000	2840	1130	9	1999	3	259182	N	N	20015 SE 95TH ST
001	856275	0050	6/9/04	\$593,744	2850	1110	9	2004	3	5431	N	N	716 BEAR RIDGE DR NW
001	856275	0120	3/2/04	\$567,800	2860	1110	9	2003	3	4583	N	N	788 BIG TREE DR NW
001	856275	0220	4/9/04	\$548,000	2860	1310	9	2004	3	4500	N	N	898 BIG TREE DR NW
001	856275	0210	4/9/04	\$566,714	2870	1110	9	2004	3	4500	N	N	890 BIG TREE DR NW
001	856274	0600	6/24/03	\$529,000	2880	880	9	2003	3	5344	Y	N	648 WILDERNESS PEAK DR NW
001	856275	1150	10/8/03	\$592,514	2890	760	9	2003	3	4500	N	N	745 BEAR RIDGE DR NW
001	413944	0240	9/29/03	\$587,950	2890	0	9	1994	3	9360	N	N	5540 166TH PL SE
001	856275	1170	12/4/03	\$538,000	2890	760	9	2003	3	6506	N	N	737 BEAR RIDGE DR NW
001	856275	1030	2/4/04	\$533,500	2890	760	9	2003	3	5082	Y	N	821 BEAR RIDGE DR NW
001	413944	0860	6/3/04	\$587,000	2900	0	9	1994	3	7715	N	N	5620 165TH PL SE
001	413944	0360	9/23/04	\$760,000	2900	0	9	1993	3	9972	N	N	16409 SE 56TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177838	0150	5/12/03	\$535,000	2910	0	9	2002	3	10060	N	N	16099 SE 66TH ST
001	177838	0510	7/17/03	\$510,000	2910	0	9	2001	3	5428	N	N	16320 SE 66TH ST
001	177838	0350	2/6/03	\$503,000	2910	0	9	2002	3	7863	N	N	6680 163RD PL SE
001	856274	0200	12/10/04	\$690,622	2910	1160	9	2004	3	7924	Y	N	502 SKY COUNTRY WY NW
001	177838	0290	1/24/03	\$490,000	2910	0	9	2002	3	7989	N	N	6756 163RD PL SE
001	413944	0690	5/28/03	\$591,000	2920	0	9	1995	3	13742	N	N	16426 SE 57TH PL
001	856274	0040	4/9/04	\$638,950	2960	370	9	2003	3	6346	Y	N	615 WILDERNESS PEAK DR NW
001	856274	0020	2/19/04	\$617,600	2960	370	9	2003	3	6522	Y	N	635 WILDERNESS PEAK DR NW
001	413944	0620	3/12/04	\$639,000	2970	0	9	1992	3	8000	N	N	16580 SE 57TH PL
001	856274	0340	6/8/04	\$554,000	2970	0	9	2003	3	5368	N	N	471 WILDERNESS PEAK DR NW
001	560801	0290	9/7/04	\$651,950	3000	0	9	1995	3	8241	N	N	5814 NW LAC LEMAN DR
001	856275	0110	6/25/03	\$554,000	3040	1090	9	2003	3	5087	N	N	784 BIG TREE DR NW
001	856275	0060	5/12/04	\$584,500	3050	1130	9	2004	3	6770	N	N	738 BEAR RIDGE DR NW
001	856275	0070	5/20/04	\$625,627	3080	1480	9	2004	3	7767	N	N	754 BEAR RIDGE DR NW
001	242405	9156	4/8/03	\$640,000	3090	0	9	2003	3	9938	N	N	6222 167TH AV SE
001	856275	0090	8/20/03	\$583,940	3110	1170	9	2003	3	6664	N	N	772 BIG TREE DR NW
001	856275	0240	11/6/03	\$580,706	3110	1170	9	2003	3	6182	N	N	906 BIG TREE DR NW
001	856274	0130	11/12/03	\$647,124	3115	0	9	2003	3	6546	N	N	391 SKY COUNTRY WY NW
001	560801	0530	7/28/03	\$615,000	3140	0	9	1998	3	7300	N	N	5756 NW LAC LEMAN DR
001	856275	0230	3/16/04	\$576,407	3160	1100	9	2003	3	4565	N	N	900 BIG TREE DR NW
001	856274	0310	4/6/04	\$549,500	3160	0	9	2003	3	6170	N	N	513 WILDERNESS PEAK DR NW
001	856274	0290	2/20/04	\$539,700	3160	0	9	2003	3	5635	N	N	541 WILDERNESS PEAK DR NW
001	413944	0870	6/13/04	\$646,000	3180	0	9	1993	3	8132	N	N	5610 165TH PL SE
001	856275	0100	5/13/03	\$563,000	3220	1020	9	2003	3	5611	N	N	778 BIG TREE DR NW
001	226080	0180	3/26/03	\$697,500	3230	0	9	1990	3	60112	N	N	19128 SE 63RD PL
001	560801	0360	2/20/04	\$535,000	3230	0	9	1998	3	7725	N	N	5947 MONT BLANC PL NW
001	856275	1130	12/1/04	\$610,000	3240	740	9	2003	3	4649	N	N	753 BEAR RIDGE DR NW
001	856275	1040	8/20/03	\$559,566	3240	740	9	2003	3	5082	N	N	811 BEAR RIDGE DR NW
001	856275	1160	11/21/03	\$540,000	3240	740	9	2003	3	4500	N	N	741 BEAR RIDGE DR NW
001	856275	1020	5/4/04	\$557,233	3240	740	9	2004	3	4843	N	N	831 BEAR RIDGE DR NW
001	856275	1140	8/22/03	\$517,456	3240	740	9	2003	3	4798	N	N	749 BEAR RIDGE DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	856275	1130	9/24/03	\$509,000	3240	740	9	2003	3	4649	N	N	753 BEAR RIDGE DR NW
001	413944	0880	7/28/04	\$655,000	3260	0	9	1994	3	11237	Y	N	16585 SE 56TH PL
001	560801	0090	6/1/04	\$708,000	3270	1040	9	1996	3	9362	N	N	18046 NW VARESE CT
001	560801	0080	10/6/03	\$710,000	3270	1150	9	1995	3	9017	Y	N	18068 NW VARESE CT
001	560801	0390	1/20/04	\$630,000	3280	0	9	1996	3	7203	N	N	5994 MONT BLANC PL NW
001	560801	0310	7/12/04	\$670,000	3290	0	9	1996	3	7796	N	N	5802 NW LAC LEMAN DR
001	560801	0230	4/8/04	\$657,500	3290	0	9	1995	3	8957	N	N	5960 OBERLAND PL NW
001	560801	0030	9/22/04	\$629,000	3310	0	9	1996	3	7204	N	N	5884 NW LAC LEMAN DR
001	856274	0300	3/19/04	\$566,500	3310	0	9	2003	3	5683	N	N	527 WILDERNESS PEAK DR NW
001	560801	0420	4/11/03	\$600,000	3340	0	9	1996	3	7230	N	N	5968 MONT BLANC PL NW
001	856274	0510	6/21/04	\$611,950	3340	900	9	2004	3	6331	Y	N	540 WILDERNESS PEAK DR NW
001	242405	9155	12/22/03	\$699,900	3400	0	9	2004	3	9938	N	N	6238 167TH AV SE
001	856274	0110	7/6/04	\$701,000	3460	140	9	2004	3	7079	Y	N	423 SKY COUNTRY WY NW
001	856274	0030	5/26/04	\$682,000	3460	150	9	2004	3	7126	Y	N	625 WILDERNESS PEAK DR NW
001	856274	0250	7/1/04	\$711,160	3490	220	9	2004	3	5976	N	N	597 WILDERNESS PEAK DR NW
001	560801	0510	8/11/03	\$680,000	3520	0	9	1999	3	7916	N	N	5810 MONT BLANC PL NW
001	560801	0510	3/17/04	\$680,000	3520	0	9	1999	3	7916	N	N	5810 MONT BLANC PL NW
001	560801	0040	10/1/03	\$683,000	3560	0	9	1998	3	7356	N	N	5876 NW LAC LEMAN DR
001	856274	0140	11/14/03	\$590,000	3610	0	9	2003	3	7277	N	N	387 SKY COUNTRY WY NW
001	560801	0620	2/2/04	\$725,000	3800	0	9	2000	3	7541	N	N	5554 NW LAC LEMAN DR
001	252405	9130	11/4/03	\$865,000	3840	630	9	2003	3	13220	Y	N	7021 169TH AV SE
001	252405	9129	7/12/04	\$843,000	4050	0	9	2003	3	13220	Y	N	7029 169TH AV SE
001	242405	9076	3/18/03	\$625,000	2130	0	10	1972	3	42108	Y	N	17131 SE COUGAR MOUNTAIN DR
001	242405	9116	12/3/04	\$750,000	2190	1250	10	1979	4	44374	Y	N	17130 SE COUGAR MOUNTAIN DR
001	413944	0450	9/8/03	\$565,000	2330	0	10	1994	3	11248	N	N	5619 165TH PL SE
001	413944	0080	12/10/03	\$629,000	2520	0	10	1993	3	9141	N	N	16853 SE 56TH PL
001	177835	0240	8/7/03	\$540,000	2550	0	10	1996	3	9887	N	N	5659 193RD PL SE
001	560803	0050	10/17/03	\$680,000	2690	680	10	1998	3	9311	Y	N	4906 ALPEN GLOW PL NW
001	177835	0150	5/13/04	\$770,000	2710	1570	10	1996	3	11307	N	N	19401 SE 57TH PL
001	413946	0380	6/4/03	\$640,000	2710	290	10	1998	3	11952	N	N	5647 178TH AV SE
001	413945	0070	7/9/04	\$597,500	2710	0	10	1995	3	12068	N	N	17585 SE 56TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413944	0510	5/3/04	\$599,000	2740	0	10	1992	3	9470	N	N	5624 167TH PL SE
001	413944	0180	5/13/04	\$700,000	2750	1200	10	1993	3	8544	N	N	16810 SE 56TH PL
001	177700	0060	6/27/03	\$739,900	2750	1330	10	1981	3	35516	Y	N	17031 SE 59TH ST
001	560801	1120	8/26/03	\$660,000	2860	0	10	1996	3	8631	Y	N	18493 NW VILLAGE PARK DR
001	413946	0160	4/15/03	\$615,000	2880	130	10	1997	3	8000	N	N	5627 179TH AV SE
001	560803	0180	7/22/03	\$699,000	2900	950	10	1995	3	14419	N	N	18610 NW BERNINA CT
001	413944	0490	10/23/03	\$585,000	2900	0	10	1994	3	9645	Y	N	5637 165TH PL SE
001	560800	0790	1/2/03	\$591,000	2920	0	10	1993	3	10183	N	N	18301 NW MONTREUX DR
001	730800	0420	10/14/04	\$777,000	2930	1600	10	2001	3	8510	N	N	6301 167TH AV SE
001	413944	0040	7/9/04	\$637,900	3020	0	10	1993	3	10362	N	N	5628 168TH AV SE
001	413944	0830	7/30/04	\$725,000	3040	0	10	1993	3	10257	Y	N	5627 167TH PL SE
001	413944	0150	12/15/04	\$669,950	3070	1200	10	1994	3	10242	N	N	16856 SE 56TH PL
001	242405	9158	5/28/03	\$769,950	3090	0	10	2003	3	9524	N	N	6237 167TH AV SE
001	413945	0100	5/9/03	\$617,500	3100	0	10	1995	3	7466	N	N	5556 176TH PL SE
001	413945	0210	4/8/03	\$615,000	3150	0	10	1995	3	7940	N	N	5395 176TH PL SE
001	413945	0080	5/30/03	\$630,000	3170	0	10	1994	3	9163	N	N	5594 176TH PL SE
001	730800	0310	11/22/04	\$706,000	3210	0	10	2000	3	8532	N	N	16732 SE 63RD PL
001	730800	0050	4/27/04	\$700,000	3210	0	10	1999	3	10397	N	N	16499 SE 63RD PL
001	730800	0160	6/1/04	\$698,000	3210	0	10	1999	3	9834	N	N	6368 167TH AV SE
001	730800	0380	1/23/04	\$618,450	3250	0	10	2000	3	8554	N	N	6252 167TH AV SE
001	192406	9055	3/26/03	\$740,000	3260	0	10	1959	4	44866	Y	N	5814 189TH AV SE
001	192406	9055	7/23/04	\$765,000	3260	0	10	1959	4	44866	Y	N	5814 189TH AV SE
001	242405	9159	4/6/04	\$769,000	3280	0	10	2004	3	9524	N	N	6219 167TH AV SE
001	413945	0490	12/12/03	\$670,000	3300	0	10	1995	3	11152	N	N	17540 SE 56TH ST
001	413945	0420	3/27/03	\$613,999	3310	0	10	1994	3	9472	N	N	5592 175TH PL SE
001	413946	0280	3/19/04	\$676,000	3320	0	10	1996	3	9234	N	N	5501 178TH AV SE
001	177835	0210	5/13/03	\$580,000	3320	0	10	1996	3	14911	Y	N	5695 193RD PL SE
001	413945	0250	3/31/03	\$650,000	3330	0	10	1997	3	9361	N	N	5463 176TH PL SE
001	242405	9157	1/2/04	\$687,000	3340	0	10	2003	3	10679	N	N	6218 167TH AV SE
001	413946	0220	12/7/04	\$728,500	3350	0	10	1995	3	12316	N	N	5596 178TH AV SE
001	413946	0060	6/22/04	\$746,000	3370	0	10	1995	3	7328	N	N	5592 179TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	1570	10/28/04	\$799,800	3370	0	10	2004	3	20820	N	N	7931 148TH AV SE
001	730800	0360	4/21/04	\$712,900	3370	0	10	2000	3	8750	N	N	6298 167TH AV SE
001	413946	0170	7/24/03	\$665,000	3420	630	10	1996	3	9007	N	N	5649 179TH AV SE
001	988800	0010	3/17/04	\$710,000	3460	1330	10	1982	4	35008	Y	N	17128 SE COUGAR MOUNTAIN DR
001	413946	0410	10/14/04	\$650,000	3490	0	10	1998	3	10737	Y	N	5675 178TH AV SE
001	177836	0060	3/19/04	\$710,000	3520	0	10	2003	3	7465	N	N	16629 SE 69TH WY
001	723750	1560	9/13/04	\$820,000	3640	0	10	2004	3	20248	N	N	7927 148TH AV SE
001	177836	0130	2/18/04	\$729,990	3640	0	10	2003	3	9495	N	N	16653 SE 69TH WY
001	723750	0060	10/23/03	\$844,800	3660	0	10	2004	3	11430	N	N	7935 149TH PL SE
001	723750	0070	1/22/04	\$799,800	3670	0	10	2003	3	10754	N	N	8008 149TH PL SE
001	723750	0020	6/14/04	\$798,800	3670	0	10	2004	3	9453	N	N	14815 SE 79TH PL
001	723750	0050	9/28/04	\$830,000	3700	0	10	2004	3	9301	N	N	7929 149TH PL SE
001	723750	0010	6/14/04	\$814,800	3700	0	10	2004	3	9453	N	N	14807 SE 79TH PL
001	177836	0090	6/8/04	\$874,990	3770	1430	10	2003	3	8401	N	N	16641 SE 69TH WY
001	723750	1500	10/27/04	\$868,800	3770	0	10	2004	3	10679	N	N	15002 SE 80TH ST
001	723750	1520	6/10/04	\$848,800	3780	0	10	2003	3	9525	N	N	7922 149TH PL SE
001	177836	0030	7/13/04	\$819,990	3790	0	10	2003	3	7203	N	N	16611 SE 69TH WY
001	723750	0540	9/16/04	\$870,000	3830	0	10	2004	3	10404	N	N	15116 SE 82ND CT
001	177836	0070	10/3/03	\$759,990	3930	0	10	2003	3	7438	N	N	16633 SE 69TH WY
001	177836	0070	10/29/04	\$775,000	3930	0	10	2003	3	7438	N	N	16633 SE 69TH WY
001	177836	0120	11/16/04	\$840,000	3950	0	10	2003	3	9322	N	N	16651 SE 69TH WY
001	723750	0130	12/22/04	\$909,990	3970	0	10	2004	3	12789	N	N	8125 150TH PL SE
001	177836	0140	4/27/04	\$799,990	4010	0	10	2003	3	8639	N	N	16655 SE 69TH WY
001	723750	1510	8/24/04	\$898,800	4020	0	10	2004	3	10490	N	N	7928 149TH PL SE
001	177836	0040	12/9/04	\$929,990	4020	1519	10	2004	3	10490	N	N	16617 SE 69TH WY
001	723750	1490	10/5/04	\$882,800	4020	0	10	2004	3	12374	N	N	15006 SE 80TH ST
001	723750	0180	7/22/04	\$865,990	4030	0	10	2004	3	11544	N	N	8134 150TH PL SE
001	723750	0030	6/2/04	\$877,800	4140	0	10	2004	3	11253	N	N	14823 SE 79TH PL
001	177836	0080	6/30/04	\$922,000	4470	0	10	2003	3	8273	N	N	16637 SE 69TH WY
001	177836	0100	8/4/04	\$974,990	4550	1130	10	2004	3	9127	N	N	16645 SE 69TH WY
001	723750	0150	6/8/04	\$949,990	4650	0	10	2004	3	13656	N	N	8137 150TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	0210	10/25/04	\$939,990	4650	0	10	2004	3	7865	N	N	8114 150TH PL SE
001	723750	0140	8/24/04	\$929,990	4680	0	10	2004	3	14484	N	N	8129 150TH PL SE
001	723750	0170	8/25/04	\$949,990	4690	0	10	2004	3	9671	N	N	8142 150TH PL SE
001	723750	0200	8/3/04	\$929,990	4720	0	10	2004	3	9093	N	N	8126 150TH PL SE
001	413943	0150	7/26/04	\$662,800	1970	860	11	1995	3	9714	Y	N	16576 SE 59TH PL
001	413948	0210	4/30/04	\$981,000	2690	1760	11	1997	3	11038	Y	N	17892 SE 58TH PL
001	560800	0420	5/11/04	\$800,000	2730	840	11	1999	3	15068	N	N	5245 JUNG FRAU PL NW
001	560800	0780	12/8/04	\$685,000	2740	560	11	1995	3	10493	Y	N	5370 EIGER PL NW
001	413943	0900	4/1/03	\$914,000	2760	1320	11	1996	3	11259	Y	N	5843 168TH PL SE
001	560800	0520	4/18/03	\$698,000	2830	0	11	1997	3	8197	N	N	5590 NW KONIGS CT
001	413950	0240	12/16/04	\$1,075,000	2840	1610	11	1999	3	8367	Y	N	5545 173RD AV SE
001	413950	0240	3/18/04	\$1,050,000	2840	1610	11	1999	3	8367	Y	N	5545 173RD AV SE
001	413943	0160	9/16/04	\$900,000	3000	730	11	1996	3	7750	Y	N	16548 SE 59TH PL
001	413948	0420	2/26/04	\$875,000	3080	780	11	1997	3	13638	N	N	5742 179TH AV SE
001	560801	0670	4/22/03	\$771,500	3190	0	11	1996	3	8130	Y	N	18364 NW MARSEILLE CT
001	560801	0950	1/14/04	\$755,000	3220	0	11	1996	3	12989	N	N	18103 NW VILLAGE PARK DR
001	413945	0740	10/13/03	\$714,800	3250	780	11	1995	3	11288	N	N	5481 174TH PL SE
001	413943	0060	9/11/03	\$827,000	3330	1230	11	1995	3	15153	Y	N	16482 SE 58TH PL
001	560801	0710	10/21/04	\$840,000	3350	0	11	1994	3	13386	N	N	18295 NW MARSEILLE CT
001	560800	0380	1/2/04	\$680,000	3360	0	11	1997	3	11649	N	N	5250 JUNG FRAU PL NW
001	560800	0450	10/22/04	\$800,000	3390	670	11	1993	3	11370	N	N	18108 NW MONTREUX DR
001	413943	0430	9/4/03	\$889,000	3480	980	11	1997	3	13147	Y	N	6001 167TH AV SE
001	413942	0010	6/18/04	\$860,000	3550	1090	11	1992	3	14019	Y	N	5498 170TH PL SE
001	413950	0200	4/14/04	\$1,150,000	3610	2130	11	2000	3	10312	Y	N	5574 173RD AV SE
001	413945	0620	6/17/03	\$880,000	3710	0	11	1998	3	10338	N	N	17150 SE 54TH PL
001	413943	0870	10/23/03	\$960,000	3720	580	11	1995	3	11876	Y	N	16830 SE 59TH ST
001	560800	0370	9/25/03	\$715,000	3730	0	11	1993	3	9659	N	N	5207 JUNG FRAU PL NW
001	413942	0350	12/2/03	\$900,000	3750	1140	11	1998	3	15678	Y	N	5653 171ST AV SE
001	413948	0340	11/19/04	\$1,200,000	3790	1210	11	1996	3	13910	Y	N	17797 SE 58TH PL
001	242405	9144	7/6/04	\$1,023,500	3830	0	11	1997	3	35838	N	N	6046 164TH AV SE
001	413950	0210	4/29/03	\$970,000	3830	1460	11	1999	3	14525	Y	N	5502 173RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	1090	7/28/04	\$1,190,000	3860	0	11	2004	3	12877	Y	N	8242 154TH AV SE
001	723750	1120	6/23/04	\$1,075,000	3870	0	11	2003	3	11121	N	N	15305 SE 82ND ST
001	723750	1140	3/23/04	\$1,105,000	4090	0	11	2004	3	10802	N	N	15315 SE 82ND ST
001	723750	0430	4/2/04	\$1,049,800	4090	0	11	2004	3	13903	Y	N	15328 SE 82ND ST
001	413943	0910	6/9/04	\$915,000	4110	0	11	1995	3	15488	Y	N	5863 168TH PL SE
001	413990	0200	6/8/04	\$879,000	4120	0	11	1989	3	36370	N	N	6134 160TH AV SE
001	723750	1130	7/13/04	\$1,120,000	4150	0	11	2004	3	10584	N	N	15309 SE 82ND ST
001	723750	1150	4/20/04	\$1,124,000	4150	0	11	2004	3	10111	N	N	15323 SE 82ND ST
001	330385	0270	7/7/03	\$950,000	4150	0	11	2003	3	18954	Y	N	6640 170TH PL SE
001	413991	0110	5/21/04	\$1,000,000	4160	700	11	1990	3	32130	N	N	6133 164TH AV SE
001	723750	0480	5/11/04	\$1,335,000	4190	0	11	2004	3	13001	Y	N	15230 SE 82ND ST
001	413991	0150	5/12/03	\$1,050,000	4410	0	11	1990	3	31810	N	N	6257 164TH AV SE
001	723750	0420	9/15/04	\$1,110,000	4460	0	11	2004	3	17397	Y	N	15419 SE 80TH ST
001	560800	0800	10/13/03	\$847,600	4500	0	11	1992	3	12062	Y	N	5365 COL DE VARS PL NW
001	413943	0460	8/2/04	\$1,050,000	4560	0	11	1995	3	13350	Y	N	6053 167TH AV SE
001	330385	0200	9/11/03	\$935,000	4610	0	11	2003	3	38008	Y	N	6788 170TH PL SE
001	413942	0260	12/8/03	\$1,631,556	4630	1390	11	2003	3	18374	Y	N	5546 171ST AV SE
001	330385	0360	12/3/03	\$1,075,000	4660	0	11	2003	3	17398	Y	N	17069 SE 65TH PL
001	330385	0220	10/20/03	\$950,000	4660	0	11	2003	3	27110	Y	N	6752 170TH PL SE
001	723750	0500	4/28/04	\$1,395,000	4760	0	11	2003	3	11746	N	N	15214 SE 82ND ST
001	330385	0190	7/11/03	\$1,300,000	4840	0	11	2003	3	27658	Y	N	6787 170TH PL SE
001	330385	0210	6/2/03	\$1,100,000	5180	0	11	2003	3	29322	Y	N	6756 170TH PL SE
001	413943	0620	3/8/04	\$1,150,000	5210	0	11	1997	3	16100	Y	N	5978 169TH AV SE
001	413990	0240	10/1/03	\$950,000	5450	0	11	1988	3	32420	N	N	6160 159TH PL SE
001	413950	0250	6/1/04	\$895,000	2090	1190	12	1997	3	12835	Y	N	5567 173RD AV SE
001	413947	0090	4/11/03	\$1,035,000	2186	960	12	1998	3	8574	Y	N	17074 SE 58TH ST
001	413942	0590	6/29/04	\$1,069,000	2230	2330	12	1995	3	16643	Y	N	16842 SE 57TH PL
001	413943	0940	9/22/03	\$930,000	2290	1890	12	1998	3	15200	Y	N	5804 167TH AV SE
001	413942	0390	3/17/03	\$1,110,000	2340	1970	12	1994	3	17048	Y	N	17050 SE 57TH ST
001	413942	0550	9/30/03	\$1,000,000	2480	1010	12	1995	3	15177	Y	N	16833 SE 57TH PL
001	560800	0120	5/25/04	\$1,160,000	2520	2190	12	1996	3	13000	Y	N	18408 NW MONTREUX DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413942	0360	11/13/03	\$1,150,000	2660	1330	12	1993	3	17407	Y	N	5655 171ST AV SE
001	413950	0270	9/24/03	\$935,000	2730	1450	12	1996	3	11366	Y	N	17288 SE 57TH PL
001	413942	0180	6/9/03	\$1,620,000	2850	5480	12	2000	3	19366	Y	N	16930 SE 58TH ST
001	413942	0650	4/21/04	\$1,225,000	2870	1420	12	1996	3	12194	Y	N	16870 SE 58TH ST
001	413943	0710	11/17/04	\$1,800,000	2940	2600	12	1999	3	13975	Y	N	16790 SE 58TH PL
001	413942	0660	12/15/03	\$1,159,500	2980	1300	12	1996	3	13838	Y	N	16858 SE 58TH ST
001	413947	0010	9/10/03	\$1,095,500	3020	1230	12	1996	3	12281	Y	N	17075 SE 58TH ST
001	413943	0970	10/14/03	\$1,700,000	3070	2300	12	2002	3	13071	Y	N	16849 SE 58TH PL
001	413949	0060	9/5/03	\$1,050,000	3300	780	12	1996	3	11514	Y	N	5697 176TH PL SE
001	413949	0110	7/17/03	\$1,070,000	3310	970	12	1996	3	16308	Y	N	5805 176TH PL SE
001	413950	0160	6/22/04	\$846,000	3350	0	12	1997	3	11504	Y	N	5640 173RD AV SE
001	413948	0280	5/28/04	\$1,650,000	3440	2550	12	2000	3	14777	Y	N	17704 SE 58TH PL
001	262405	9066	10/9/03	\$890,000	3620	0	12	1996	3	44866	N	N	16106 SE COUGAR MOUNTAIN WY
001	675250	0080	9/11/03	\$840,000	3630	0	12	1991	3	32850	N	N	6416 163RD PL SE
001	413947	0020	9/27/04	\$1,450,000	3740	1480	12	1998	3	11453	Y	N	17081 SE 58TH ST
001	413949	0130	5/30/03	\$1,050,000	3820	510	12	1996	3	15542	Y	N	5832 176TH PL SE
001	723750	1210	9/15/04	\$2,125,000	3900	1630	12	2004	3	21626	N	N	15545 SE 79TH PL
001	675250	0130	7/30/03	\$797,000	3920	0	12	1990	3	35870	N	N	6557 163RD PL SE
001	242405	9145	5/13/03	\$1,010,000	3940	0	12	1997	3	35753	N	N	6048 164TH AV SE
001	560800	0290	12/4/03	\$967,500	3970	0	12	1997	3	30539	Y	N	5201 ISOLA PL NW
001	413950	0300	6/21/04	\$1,478,888	4030	1090	12	2000	3	17775	Y	N	17210 SE 57TH PL
001	413942	0530	6/2/04	\$1,311,000	4040	610	12	2000	3	14533	Y	N	5768 168TH PL SE
001	413942	0300	12/4/03	\$1,125,000	4050	0	12	1995	3	21921	Y	N	5527 171ST AV SE
001	413949	0030	3/12/04	\$965,000	4080	0	12	1998	3	13022	Y	N	5667 176TH PL SE
001	413943	0630	4/29/04	\$1,659,725	4120	2570	12	2001	3	17517	Y	N	5896 169TH AV SE
001	413948	0290	8/2/04	\$1,885,000	4190	1590	12	2001	3	15690	Y	N	17705 SE 58TH PL
001	330385	0380	6/9/04	\$1,645,000	4300	0	12	2001	3	17870	Y	N	17017 SE 65TH PL
001	723750	0470	5/3/04	\$1,545,000	4360	0	12	2004	3	12694	Y	N	15300 SE 82ND ST
001	413950	0360	4/22/04	\$1,425,000	4370	0	12	1999	3	15069	Y	N	5789 173RD AV SE
001	723750	0490	8/13/04	\$1,385,000	4390	0	12	2004	3	12429	N	N	15222 SE 82ND ST
001	413942	0400	5/24/04	\$1,300,000	4440	1000	12	1994	3	15387	Y	N	16952 SE 57TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	330385	0280	6/18/03	\$1,350,000	4520	1290	12	2001	3	18265	Y	N	17075 SE 65TH PL
001	413942	0320	12/15/03	\$1,140,000	4700	0	12	1992	3	20373	Y	N	5561 171ST AV SE
001	675250	0120	4/7/03	\$890,000	4810	0	12	1990	3	38220	N	N	6541 163RD PL SE
001	330385	0120	7/1/04	\$1,828,000	4960	0	12	2001	3	24913	Y	N	6587 170TH PL SE
001	413948	0350	3/13/03	\$1,415,500	5000	0	12	2002	3	12941	Y	N	17809 SE 58TH PL
001	330385	0010	3/4/03	\$2,000,000	4420	1500	13	2000	3	34071	Y	N	6561 168TH PL SE
001	723750	1240	9/7/04	\$2,300,000	4460	1330	13	2004	3	15391	N	N	15538 SE 79TH PL
001	330385	0480	9/10/03	\$2,565,000	4720	2810	13	2001	3	39325	Y	N	6559 169TH PL SE
001	330385	0050	9/3/03	\$2,402,000	4780	1280	13	2000	3	41094	Y	N	6582 169TH PL SE
001	413990	0110	5/13/04	\$1,292,000	4990	0	13	1990	3	33660	N	N	6336 160TH PL SE
001	723750	1200	9/4/04	\$1,895,000	5290	0	13	2003	3	15937	N	N	15541 SE 79TH PL
003	072306	9076	5/21/04	\$302,450	1150	580	7	1978	4	25155	N	N	19134 SE MAY VALLEY RD
003	012305	9062	7/3/03	\$425,000	1800	1120	7	1986	4	64033	N	N	10201 174TH AV SE
003	328680	0470	10/12/04	\$350,000	2320	0	7	1969	3	61419	N	N	12017 210TH PL SE
003	338830	0710	9/8/04	\$446,200	1650	1000	8	1974	3	112820	Y	N	12021 206TH PL SE
003	328680	0060	7/13/04	\$386,000	1660	570	8	1978	4	67953	N	N	12325 210TH PL SE
003	338830	0870	12/3/04	\$402,500	1720	1720	8	1976	4	36220	Y	N	12509 206TH PL SE
003	338830	0030	3/4/03	\$402,500	1800	980	8	1963	4	76230	N	N	12045 198TH AV SE
003	338830	0720	8/31/04	\$515,000	1820	1250	8	1968	4	71002	Y	N	12035 206TH PL SE
003	338830	0650	6/19/03	\$430,000	1940	800	8	1975	4	93010	N	N	12070 206TH PL SE
003	172306	9115	12/12/03	\$454,000	1950	1050	8	1989	3	217800	N	N	21040 SE 132ND ST
003	338830	0350	10/19/04	\$371,000	1960	0	8	1962	3	44431	N	N	20045 SE 127TH ST
003	328680	0360	3/30/04	\$436,000	2050	1010	8	1968	4	48351	N	N	12034 206TH PL SE
003	338830	1150	12/9/03	\$500,000	2100	0	8	1976	4	108028	N	N	12037 200TH AV SE
003	072306	9133	5/6/04	\$449,500	2150	0	8	1989	3	217800	N	N	11402 190TH AV SE
003	328680	0300	5/26/04	\$432,500	2280	810	8	1978	4	49658	N	N	20716 SE 119TH ST
003	338830	1240	4/23/03	\$380,000	2380	810	8	1965	4	81892	N	N	12008 198TH AV SE
003	082306	9076	11/9/04	\$440,000	2550	730	8	1993	3	53473	Y	N	20316 SE 119TH CT
003	082306	9076	7/7/03	\$396,900	2550	730	8	1993	3	53473	Y	N	20316 SE 119TH CT
003	338830	0110	4/12/04	\$442,500	2570	1950	8	1966	3	55756	N	N	12309 200TH AV SE
003	012305	9081	5/25/04	\$635,000	2680	1570	8	1985	4	217800	N	N	9804 178TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	338830	0270	6/3/03	\$423,000	2760	0	8	1977	4	50529	N	N	19809 SE 127TH ST	
003	162306	9051	11/1/04	\$420,000	2790	0	8	1997	3	45302	N	N	13515 218TH AV SE	
003	328680	0040	7/9/03	\$405,950	3820	1450	8	1971	3	85377	N	N	20853 SE 123RD ST	
003	328680	0540	7/23/03	\$382,000	1950	1100	9	1972	4	36404	N	N	20850 SE 123RD ST	
003	430970	0020	4/1/03	\$590,000	2650	1240	9	2003	3	32183	N	N	17177 SE LICORICE WY	
003	430970	0290	5/12/04	\$549,950	2690	0	9	1999	3	32408	N	N	10353 172ND AV SE	
003	430972	0060	3/25/04	\$620,000	2900	1280	9	2001	3	39048	N	N	9949 171ST AV SE	
003	430972	0100	6/28/04	\$549,000	2920	0	9	1999	3	26061	N	N	9927 171ST AV SE	
003	430972	0150	5/19/04	\$629,950	2970	860	9	2001	3	23851	N	N	9910 171ST AV SE	
003	430971	0230	4/27/03	\$575,000	3090	0	9	1999	3	25982	Y	N	17124 SE 100TH ST	
003	430970	0310	9/24/04	\$589,500	3190	0	9	2000	3	22822	Y	N	10365 172ND AV SE	
003	012305	9101	7/12/04	\$652,000	3210	0	9	1987	3	207080	Y	N	10701 169TH AV SE	
003	430971	0010	4/29/03	\$515,000	3260	0	9	2003	3	43369	N	N	17107 SE 100TH ST	
003	430971	0330	11/3/04	\$635,000	3320	0	9	1999	3	24574	Y	N	17176 SE 100TH ST	
003	012305	9110	6/23/04	\$650,000	3390	0	9	1990	3	82764	Y	N	10333 169TH AV SE	
003	430971	0310	12/23/03	\$615,000	3420	0	9	2000	3	43560	Y	N	17170 SE 100TH ST	
003	430971	0040	5/11/03	\$600,000	3510	0	9	2003	3	35230	N	N	17131 SE 100TH ST	
003	012305	9057	4/21/03	\$598,000	4010	970	9	1980	4	218235	Y	N	17519 SE 102ND ST	
003	430970	0150	9/11/03	\$630,000	4070	0	9	1999	3	22175	Y	N	17255 SE LICORICE WY	
003	082306	9061	2/5/03	\$447,000	1700	1070	10	1993	3	39080	N	N	11815 198TH AV SE	
003	788002	0040	5/28/04	\$547,900	2260	730	10	1987	3	35416	N	N	12912 205TH CT SE	
003	788000	0010	11/8/04	\$486,500	2500	0	10	1986	3	37232	N	N	13016 207TH AV SE	
003	788001	0250	1/9/04	\$460,000	2810	0	10	1987	4	33142	N	N	20702 SE 132ND ST	
003	788001	0140	6/20/03	\$571,000	2830	0	10	1987	3	83707	N	N	13037 205TH PL SE	
003	788001	0080	10/16/03	\$510,000	2840	0	10	1986	3	35960	N	N	20411 SE 130TH ST	
003	788000	0040	9/11/03	\$480,000	2850	100	10	1989	3	34876	N	N	12914 206TH CT SE	
003	788000	0050	6/20/03	\$600,000	3440	0	10	1986	3	40459	N	N	12915 206TH CT SE	
003	082306	9062	2/11/04	\$730,000	3450	0	10	1998	3	45738	Y	N	11734 198TH AV SE	
003	788001	0230	3/15/04	\$540,000	3500	0	10	1987	3	28485	N	N	13108 207TH AV SE	
003	788001	0070	10/17/03	\$590,000	3780	0	10	1986	3	36995	N	N	13016 204TH PL SE	
003	012305	9063	9/8/03	\$870,000	3400	1210	11	1986	3	217800	Y	N	17401 SE 102ND ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172306	9111	6/6/03	\$824,600	3810	0	11	1990	4	217800	N	N	21038 SE 132ND ST
011	342406	9150	9/29/03	\$224,000	680	0	4	1936	5	6098	N	N	360 SE ANDREWS ST
011	272406	9055	12/17/03	\$189,586	1080	0	4	1917	4	23522	N	N	325 2ND AV NE
011	332406	9127	9/5/03	\$223,000	890	0	5	1910	5	16000	N	N	236 SW GIBSON LN
011	272406	9010	1/30/03	\$188,500	960	0	5	1939	4	8276	N	N	160 NE CREEK WY
011	272406	9010	6/7/04	\$255,000	960	0	5	1939	4	8276	N	N	160 NE CREEK WY
011	235430	0475	3/20/03	\$239,950	1040	0	5	1900	5	6000	N	N	175 SE ANDREWS ST
011	332406	9304	12/15/03	\$240,000	1160	0	5	1945	4	6856	N	N	655 WILDWOOD BL SW
011	342406	9168	10/17/03	\$196,000	1370	0	5	1948	5	12700	N	N	520 SE LEWIS ST
011	292406	9065	5/7/04	\$329,000	1400	0	5	1925	4	17100	N	N	1730 NEWPORT WY NW
011	342406	9145	5/21/03	\$180,000	1400	0	5	1920	3	5662	N	N	330 FRONT ST S
011	282406	9026	9/14/04	\$465,000	2030	0	5	1900	5	47044	N	N	695 RAINIER BL N
011	235430	0490	4/24/03	\$209,500	710	0	6	1989	3	3168	N	N	140 RAINIER BL S
011	527910	0725	7/29/03	\$215,000	830	0	6	1949	4	6006	N	N	320 NE BIRCH ST
011	527910	0725	10/26/04	\$270,000	830	0	6	1949	4	6006	N	N	320 NE BIRCH ST
011	342406	9202	4/27/04	\$300,000	960	0	6	1989	3	8450	N	N	540 SE BUSH ST
011	007510	0070	8/18/04	\$258,000	970	0	6	1952	5	10500	N	N	160 NE CRESCENT DR
011	342406	9273	2/6/03	\$196,000	1080	0	6	1966	4	23406	N	N	920 2ND AV SE
011	342406	9130	11/19/03	\$240,000	1100	0	6	1978	3	14329	N	N	831 ISSAQAH-HOBART RD SE
011	332406	9303	9/16/03	\$253,000	1130	0	6	1965	4	6094	N	N	635 WILDWOOD BL SW
011	007510	0025	11/17/03	\$275,000	1200	0	6	1951	4	8635	N	N	115 NE CRESCENT DR
011	342406	9219	5/21/03	\$372,000	1200	1200	6	1998	3	7000	N	N	160 5TH AV SE
011	342406	9069	12/22/04	\$320,000	1350	0	6	1913	5	6098	N	N	80 6TH AV SE
011	342406	9111	5/5/04	\$285,000	1420	0	6	1941	4	21120	N	N	510 FRONT ST S
011	527910	0260	1/27/04	\$309,950	1470	0	6	1925	5	9975	N	N	220 NE ALDER ST
011	272406	9167	5/18/04	\$270,000	1500	0	6	1967	3	10454	N	N	450 FRONT ST N
011	342406	9050	10/24/03	\$266,000	1530	0	6	1931	5	14058	N	N	580 6TH AV SE
011	272406	9155	12/16/04	\$305,000	1630	0	6	1964	4	9583	N	N	478 FRONT ST N
011	272406	9155	12/19/03	\$277,000	1630	0	6	1964	4	9583	N	N	478 FRONT ST N
011	272406	9192	8/8/03	\$317,000	1730	0	6	1983	3	5544	N	N	105 NE DOGWOOD ST
011	552860	0060	7/26/04	\$305,000	1860	450	6	1949	5	7010	N	N	235 1ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	235430	0820	5/12/04	\$353,000	2240	0	6	1973	4	6000	N	N	275 SE CROSTON LN
011	527910	0590	2/17/04	\$296,500	940	0	7	1936	5	11970	N	N	310 NE ALDER ST
011	570620	0080	6/12/03	\$232,000	1020	800	7	1969	3	15015	N	N	385 MOUNT DEFIANCE CIR SW
011	570620	0030	7/19/04	\$265,000	1020	0	7	1969	3	9000	N	N	485 MOUNT DEFIANCE CIR SW
011	272406	9120	8/20/03	\$219,000	1030	0	7	1959	3	7405	N	N	340 1ST AV NE
011	570620	0280	6/18/03	\$225,000	1040	0	7	1967	3	9000	N	N	450 MOUNT DEFIANCE CIR SW
011	570620	0930	5/13/04	\$297,000	1060	550	7	1960	3	11000	N	N	490 MOUNT HOOD DR SW
011	342406	9068	6/11/03	\$236,000	1080	0	7	1962	5	6098	N	N	180 6TH AV SE
011	941450	0120	2/18/04	\$269,000	1080	680	7	1968	4	10488	N	N	611 SW FERNWOOD ST
011	941220	0390	3/24/03	\$234,000	1080	270	7	1966	4	13125	N	N	470 SW FOREST PL
011	570620	1010	7/1/04	\$342,000	1080	730	7	1970	3	11000	Y	N	415 MOUNT HOOD DR SW
011	570620	0570	8/7/03	\$275,000	1090	480	7	1991	3	12432	N	N	614 MOUNT EVEREST LN SW
011	332406	9530	6/25/04	\$345,000	1120	1030	7	1978	4	12632	N	N	215 SW HEPLER LN
011	570620	0310	8/12/04	\$331,000	1120	1120	7	1960	3	11124	N	N	500 MOUNT DEFIANCE CIR SW
011	807860	0410	7/23/03	\$278,000	1120	270	7	1986	3	6584	N	N	1125 OAKHILL PL NW
011	807860	0080	2/18/03	\$245,000	1160	0	7	1985	3	5516	N	N	1225 OAKCREEK PL NW
011	342406	9176	6/10/03	\$230,000	1170	0	7	1960	5	22711	N	N	1265 FRONT ST S
011	527910	1195	11/25/03	\$240,000	1170	0	7	1941	4	6350	N	N	555 NE ALDER ST
011	342406	9157	9/8/04	\$241,000	1170	590	7	1948	4	6000	N	N	355 SE ANDREWS ST
011	509740	0020	6/7/04	\$319,500	1170	0	7	1952	4	9100	N	N	295 NW CHERRY PL
011	807860	0180	7/21/03	\$269,000	1170	0	7	1985	3	5919	N	N	1225 OAKWOOD PL NW
011	570620	0630	5/24/04	\$420,000	1190	1040	7	1963	3	18620	N	N	495 MOUNT FURY CIR SW
011	332406	9534	3/29/04	\$340,000	1200	1200	7	1980	4	14169	N	N	1045 GREENWOOD BL SW
011	807860	0520	7/14/03	\$300,000	1200	320	7	1986	3	6600	N	N	2365 NW OAKCREST DR
011	570620	1090	12/15/03	\$299,500	1210	460	7	1961	3	10968	Y	N	430 MOUNT JUPITER DR SW
011	570620	1990	7/28/04	\$299,500	1210	530	7	1962	3	18810	N	N	860 MOUNTAIN PARK BL SW
011	570620	0860	11/7/03	\$360,000	1220	0	7	1961	3	11842	N	N	560 MOUNT INDEX PL SW
011	570620	1940	4/16/03	\$271,500	1250	1250	7	1962	4	12500	N	N	390 MOUNT KENYA DR SW
011	570620	0900	7/16/03	\$305,000	1250	940	7	1961	3	11600	Y	N	410 MOUNT HOOD DR SW
011	570620	1270	3/27/03	\$290,000	1250	580	7	1962	3	12329	N	N	590 MOUNTAINSIDE DR SW
011	342406	9065	8/10/04	\$393,000	1280	0	7	1912	5	9148	N	N	480 SE BUSH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	570620	1580	6/15/04	\$285,000	1280	0	7	1962	3	13600	N	N	535 MOUNT LOGAN DR SW
011	527910	0485	4/21/03	\$293,300	1290	0	7	1992	3	6688	N	N	345 NE BIRCH ST
011	342406	9293	2/21/03	\$235,000	1300	0	7	1967	4	11400	N	N	1105 LEWIS LN SE
011	332406	9529	4/2/04	\$288,250	1320	0	7	1978	3	12632	N	N	245 SW HEPLER LN
011	342406	9128	9/10/04	\$329,032	1320	0	7	1988	3	24393	N	N	579 SE BUSH ST
011	570620	1510	12/6/04	\$415,000	1330	1330	7	1963	4	12600	N	N	500 MOUNT OLYMPUS DR SW
011	941461	0150	4/21/03	\$293,725	1340	600	7	1972	3	10011	N	N	975 HIGHWOOD DR SW
011	941220	0020	12/9/03	\$255,000	1340	550	7	1968	3	14950	N	N	775 WILDWOOD BL SW
011	941220	0460	7/22/04	\$324,950	1370	550	7	1966	4	17825	N	N	420 SW FOREST PL
011	941450	0580	7/8/04	\$250,000	1390	660	7	1968	4	9782	N	N	970 GREENWOOD BL SW
011	941450	0580	12/8/04	\$394,000	1390	660	7	1968	4	9782	N	N	970 GREENWOOD BL SW
011	570620	1100	5/11/04	\$365,000	1400	700	7	1959	4	12278	N	N	460 MOUNT JUPITER DR SW
011	570620	2040	9/8/04	\$326,200	1400	700	7	1985	3	12220	N	N	220 MOUNT OLYMPUS DR SW
011	570620	1540	11/6/03	\$290,000	1410	640	7	1967	3	14016	N	N	550 MOUNT OLYMPUS DR SW
011	527910	0480	9/22/04	\$360,000	1420	0	7	1949	4	6650	N	N	315 NE BIRCH ST
011	552860	0020	5/20/04	\$395,000	1420	0	7	2000	3	6000	N	N	250 1ST AV NE
011	941220	0740	7/9/03	\$300,000	1430	490	7	1966	3	34830	N	N	331 SW FOREST DR
011	941220	0670	6/18/03	\$330,950	1460	700	7	1966	5	10580	N	N	461 SW FOREST DR
011	941461	0560	7/1/03	\$335,000	1460	770	7	1969	5	16000	N	N	1095 GREENWOOD BL SW
011	807860	0390	7/12/04	\$389,500	1490	420	7	1987	3	6070	N	N	1145 OAKHILL PL NW
011	807860	0320	6/11/03	\$325,000	1490	420	7	1987	3	6377	N	N	1110 OAKHILL PL NW
011	941460	0020	9/1/04	\$275,000	1510	0	7	1969	4	13775	N	N	1030 WILDWOOD BL SW
011	570620	0740	5/17/04	\$315,000	1510	960	7	1958	3	14608	N	N	635 MOUNT FURY CIR SW
011	570620	2070	10/19/04	\$369,000	1560	0	7	1965	4	12220	N	N	150 MOUNT OLYMPUS DR SW
011	570620	2160	9/8/03	\$309,950	1580	450	7	1965	4	11700	N	N	225 MOUNT OLYMPUS DR SW
011	342406	9182	4/1/03	\$287,500	1590	0	7	1953	5	6500	N	N	544 SE ANDREWS ST
011	146060	0120	9/8/04	\$299,000	1620	0	7	1979	3	11470	N	N	565 SW MOUNT CEDAR DR
011	509740	0026	7/28/03	\$340,000	1630	0	7	1952	5	13275	N	N	255 NW CHERRY PL
011	570620	1020	10/13/04	\$365,000	1690	1040	7	1963	4	15393	Y	N	445 MOUNT HOOD DR SW
011	941450	0110	1/23/03	\$300,000	1690	1180	7	1968	4	11167	N	N	651 SW FERNWOOD ST
011	570620	0640	6/17/03	\$285,000	1700	1200	7	1960	3	18369	N	N	525 MOUNT FURY CIR SW

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941220	0130	5/24/04	\$300,000	1710	0	7	1965	4	15400	Y	N	685 WILDWOOD BL SW
011	807860	0030	8/21/03	\$310,000	1740	0	7	1986	3	7502	N	N	1230 OAKCREEK PL NW
011	332406	9074	11/22/04	\$320,000	1760	0	7	1953	4	15246	N	N	225 SW GIBSON LN
011	570620	1630	10/11/04	\$387,500	1760	500	7	1961	3	15382	N	N	1085 SW MOUNT MARKHAM PL
011	941461	0410	8/8/03	\$350,000	1800	0	7	1969	4	11200	N	N	850 HIGHWOOD DR SW
011	570620	1450	9/16/04	\$324,000	1820	0	7	1962	4	15504	N	N	575 MOUNTAININSIDE DR SW
011	941220	0925	6/24/04	\$340,900	1950	0	7	1999	3	9603	N	N	894 SW CEDARGLADE
011	342406	9305	11/3/04	\$399,900	2020	0	7	1962	4	51836	N	N	1020 2ND AV SE
011	342406	9245	5/26/04	\$327,000	2220	0	7	1962	3	6098	N	N	75 6TH AV SE
011	235430	0880	4/16/03	\$324,000	2230	1000	7	1900	5	6000	N	N	225 SE BUSH ST
011	570620	1870	4/29/04	\$363,000	2290	0	7	1966	4	13608	N	N	455 MOUNT KENYA DR SW
011	235430	0810	6/2/04	\$425,500	2300	0	7	1999	3	6000	N	N	280 2ND AV SE
011	235430	0812	9/13/04	\$355,000	3030	0	7	1976	3	6000	N	N	245 SE CROSTON LN
011	332406	9517	4/14/03	\$460,000	3080	0	7	1980	3	27007	N	N	45 SW CLARK ST
011	571060	0090	2/3/04	\$340,000	1160	1090	8	1968	4	11340	N	N	125 AIRES PL NW
011	941461	0370	9/18/03	\$315,000	1170	630	8	1976	4	9600	N	N	800 HIGHWOOD DR SW
011	731320	0200	3/22/04	\$362,000	1210	0	8	1988	3	20967	N	N	1135 SW RIDGEWOOD PL
011	941461	0420	9/5/03	\$333,500	1220	0	8	1976	4	10260	N	N	870 HIGHWOOD DR SW
011	193880	0061	1/8/04	\$385,000	1230	240	8	1962	4	55259	N	N	9206 240TH AV SE
011	571060	0630	7/26/04	\$382,000	1230	920	8	1978	3	9600	N	N	809 W SUNSET WY
011	807860	0250	11/6/03	\$367,000	1230	1150	8	1987	3	7770	N	N	2630 NW OAKCREST DR
011	807860	0300	11/26/03	\$355,000	1230	1150	8	1987	3	6318	N	N	2680 NW OAKCREST DR
011	571060	0050	4/29/03	\$314,000	1240	650	8	1969	4	10350	Y	N	980 W SUNSET WY
011	571050	0170	8/5/03	\$274,000	1270	0	8	1968	3	9600	Y	N	35 MOUNT OLYMPUS DR NW
011	571061	0390	7/23/04	\$410,000	1280	1050	8	1972	3	10160	N	N	820 W SUNSET WY
011	571050	0110	12/16/04	\$352,225	1290	320	8	1967	4	10200	Y	N	110 MOUNT OLYMPUS DR NW
011	571061	0480	1/3/03	\$280,000	1300	360	8	1975	4	11625	N	N	265 CAPELLA DR NW
011	954520	0560	10/20/03	\$315,000	1300	690	8	1984	3	9520	Y	N	775 KALMIA CT NW
011	941461	0430	8/18/04	\$335,000	1310	350	8	1976	4	9366	N	N	890 HIGHWOOD DR SW
011	941461	0240	6/24/04	\$377,600	1330	700	8	1976	4	10089	N	N	815 HIGHWOOD DR SW
011	332406	9483	11/3/03	\$329,000	1370	1020	8	1968	4	9583	Y	N	9 MOUNT PILCHUCK AV NW

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	571061	0110	4/12/04	\$328,600	1380	1000	8	1975	3	11050	N	N	250 DORADO DR NW
011	571060	0130	1/12/04	\$364,000	1390	360	8	1968	3	9600	N	N	5 AIRES PL NW
011	731320	0080	2/23/04	\$368,000	1410	320	8	1989	3	14994	N	N	1015 SW RIDGEWOOD CIR
011	571061	0520	11/22/04	\$369,999	1430	700	8	1973	4	9775	N	N	210 CAPELLA DR NW
011	954524	0070	4/22/03	\$347,950	1440	570	8	1986	3	9603	N	N	425 INDIGO PL NW
011	571050	0040	11/5/04	\$410,000	1450	970	8	1968	3	9570	N	N	71 MOUNT PILCHUCK AV NW
011	571062	0040	7/22/04	\$347,200	1480	770	8	1979	3	16700	N	N	220 MOUNT PILCHUCK AV SW
011	571060	0250	4/16/03	\$325,000	1480	750	8	1973	3	10450	Y	N	170 MOUNT OLYMPUS DR NW
011	731320	0040	9/8/04	\$445,000	1510	1340	8	1987	3	17649	N	N	1010 SW RIDGEWOOD CIR
011	259765	0260	11/19/03	\$410,000	1520	960	8	1983	3	18113	N	N	3215 SIERRA CT SW
011	571060	0420	6/15/04	\$425,000	1540	1200	8	1976	3	12700	N	N	41 BIG BEAR CT NW
011	731320	0250	12/1/04	\$399,000	1540	800	8	1987	3	16122	N	N	1060 SW RIDGEWOOD CIR
011	954524	0230	8/12/03	\$354,900	1540	360	8	1985	3	9655	N	N	975 NW FIRWOOD BL
011	571061	0610	12/9/03	\$329,000	1560	1060	8	1978	4	9570	N	N	255 MOUNT OLYMPUS DR NW
011	571061	0770	8/15/03	\$336,000	1560	310	8	1974	3	10270	Y	N	140 MOUNT SI PL NW
011	865000	0080	1/6/04	\$425,000	1580	1150	8	1976	5	9630	N	N	955 IDYLWOOD DR SW
011	954520	0610	12/1/04	\$415,000	1630	930	8	1981	3	9639	N	N	675 KALMIA CT NW
011	571061	0660	5/7/03	\$370,886	1650	900	8	1976	4	9600	N	N	250 MOUNT RAINIER PL NW
011	954520	0110	3/2/04	\$350,000	1650	840	8	1982	3	10500	N	N	385 KALMIA PL NW
011	954521	0200	12/3/04	\$339,500	1660	0	8	1983	3	10662	N	N	520 JASMINE PL NW
011	954520	0380	2/20/04	\$332,500	1690	0	8	1984	3	9125	N	N	720 KALMIA PL NW
011	571061	0600	10/3/03	\$450,000	1720	1190	8	1973	3	13727	Y	N	225 MOUNT OLYMPUS DR NW
011	941450	0380	9/3/04	\$356,950	1740	500	8	1979	4	13200	N	N	615 SW ELLERWOOD ST
011	570620	2250	11/2/04	\$408,000	1800	1120	8	1975	5	12769	N	N	1085 SW MOUNT PILCHUCK PL
011	865000	0050	6/24/04	\$432,500	1810	0	8	1987	3	10165	N	N	1015 IDYLWOOD DR SW
011	731320	0110	7/14/04	\$368,000	1810	0	8	1984	3	13405	N	N	1045 SW RIDGEWOOD CIR
011	872855	0200	6/21/04	\$505,000	1850	1310	8	1992	3	11395	N	N	655 MOUNT LOGAN DR SW
011	954520	0580	2/28/03	\$345,000	1850	500	8	1984	3	9400	N	N	735 KALMIA CT NW
011	941461	0270	12/10/03	\$317,500	1860	0	8	1977	4	10043	N	N	775 HIGHWOOD DR SW
011	954523	0170	10/12/04	\$390,000	1860	0	8	1986	3	10337	N	N	990 NW HONEYWOOD CT
011	527910	0700	7/22/04	\$408,000	1870	0	8	1963	4	15428	N	N	380 NE BIRCH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	193880	0011	8/27/04	\$390,000	1870	1020	8	1966	4	30385	N	N	9505 240TH AV SE
011	865000	0160	3/24/03	\$465,000	1880	850	8	1976	5	13344	N	N	815 IDYLWOOD DR SW
011	954520	0420	8/26/04	\$449,000	1890	440	8	1981	4	10115	N	N	1040 NW HONEYWOOD PL
011	342406	9266	1/27/04	\$305,000	1890	0	8	1965	4	16269	Y	N	501 SE SYCAMORE PL
011	571061	0380	12/13/04	\$384,900	1890	0	8	1973	3	11760	N	N	830 W SUNSET WY
011	954523	0100	9/2/04	\$430,000	1910	0	8	1985	3	10830	N	N	975 NW HONEYWOOD CT
011	128480	0010	2/14/03	\$370,000	1930	1000	8	1972	4	29620	N	N	910 SW RIDGEWOOD CIR
011	807860	0290	4/4/03	\$381,500	1940	750	8	1988	3	6018	N	N	2670 NW OAKCREST DR
011	954524	0010	2/20/04	\$406,000	1960	0	8	1985	3	9622	N	N	545 INDIGO PL NW
011	858201	0070	11/14/03	\$359,000	1970	0	8	1988	3	11204	N	N	1645 PINEVIEW DR NW
011	954520	0300	3/5/03	\$315,000	2000	0	8	1983	3	9048	N	N	1095 NW GLENWOOD CT
011	954521	0010	12/6/04	\$360,000	2020	0	8	1983	3	9602	N	N	545 JASMINE PL NW
011	571061	0360	5/6/04	\$395,000	2030	0	8	1980	4	14094	N	N	860 W SUNSET WY
011	571060	0260	5/28/03	\$295,000	2040	0	8	1975	3	13300	N	N	975 W SUNSET WY
011	941450	0190	10/4/04	\$400,000	2050	440	8	1969	4	22270	N	N	550 SW FERNWOOD ST
011	954523	0020	10/8/04	\$415,000	2070	0	8	1985	3	10590	Y	N	1105 NW INNESWOOD DR
011	954520	0290	9/5/03	\$325,000	2080	0	8	1980	3	9696	N	N	680 KALMIA PL NW
011	954524	0180	9/20/04	\$442,000	2120	0	8	1985	3	9603	N	N	500 INDIGO PL NW
011	954524	0180	4/16/03	\$397,500	2120	0	8	1985	3	9603	N	N	500 INDIGO PL NW
011	954522	0090	6/23/04	\$482,500	2220	0	8	1985	3	9603	N	N	680 JASMINE PL NW
011	941450	0390	3/28/03	\$424,000	2260	1200	8	1975	4	19800	N	N	565 SW ELLERWOOD ST
011	332406	9536	9/2/04	\$445,000	2260	710	8	1992	3	40300	N	N	275 SW EDGEWOOD CT
011	872855	0210	9/4/03	\$452,500	2300	0	8	1992	3	11425	N	N	665 MOUNT LOGAN DR SW
011	954523	0140	2/17/04	\$425,500	2310	0	8	1984	3	9624	N	N	960 NW HONEYWOOD CT
011	282406	9014	4/12/04	\$373,000	2320	0	8	1989	3	9600	N	N	405 12TH AV NW
011	282406	9014	8/28/03	\$355,000	2320	0	8	1989	3	9600	N	N	405 12TH AV NW
011	571061	0650	10/28/04	\$352,500	2340	0	8	1976	3	10375	N	N	270 MOUNT RAINIER PL NW
011	954520	0500	8/14/03	\$350,000	2360	0	8	1980	3	9800	N	N	735 KALMIA PL NW
011	954520	0070	10/22/04	\$407,000	2380	0	8	1979	3	9200	N	N	465 KALMIA PL NW
011	954520	0070	3/24/03	\$340,000	2380	0	8	1979	3	9200	N	N	465 KALMIA PL NW
011	954524	0300	6/20/03	\$398,500	2410	0	8	1986	3	9603	N	N	970 NW FIRWOOD BL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	570620	1150	6/17/04	\$290,000	2420	0	8	1960	3	15711	Y	N	385 MOUNT JUPITER DR SW
011	954520	0540	8/17/04	\$510,000	2420	570	8	1988	3	9785	N	N	770 KALMIA CT NW
011	954521	0100	5/12/03	\$375,000	2430	0	8	1988	3	9545	N	N	365 JASMINE PL NW
011	954524	0110	7/30/04	\$415,000	2450	0	8	1986	3	9609	N	N	360 INDIGO PL NW
011	954520	0020	12/23/03	\$325,000	2460	0	8	1979	3	9639	N	N	565 KALMIA PL NW
011	954520	0020	8/25/04	\$410,000	2460	0	8	1979	3	9639	N	N	565 KALMIA PL NW
011	816330	0240	4/28/03	\$379,000	2490	0	8	1967	4	21495	N	N	1591 SYCAMORE DR SE
011	571060	0435	8/20/04	\$422,000	2500	0	8	1978	3	20550	N	N	705 W SUNSET WY
011	954524	0100	10/28/04	\$484,000	2560	0	8	1986	3	10154	N	N	365 INDIGO PL NW
011	954520	0490	9/23/03	\$411,000	2690	0	8	1983	3	9690	N	N	1115 NW HONEYWOOD PL
011	332406	9533	9/19/03	\$587,000	2920	0	8	1999	3	22503	N	N	529 SW ELLERWOOD ST
011	570620	1160	10/17/03	\$300,000	3140	0	8	1960	3	19277	Y	N	425 MOUNT JUPITER DR SW
011	954520	0660	9/16/03	\$390,000	3240	0	8	1981	3	11024	N	N	640 KALMIA CT NW
011	571050	0020	4/1/04	\$348,000	1310	740	9	1978	3	11600	N	N	31 MOUNT PILCHUCK AV NW
011	865000	0090	5/21/04	\$380,000	1390	690	9	1976	4	10700	N	N	935 IDYLWOOD DR SW
011	865000	0130	8/3/04	\$370,000	1470	940	9	1977	4	15561	N	N	875 IDYLWOOD DR SW
011	954525	0040	9/4/03	\$540,000	1700	1340	9	1993	3	12463	N	N	700 NW DATEWOOD DR
011	571050	0060	10/29/03	\$375,000	1760	820	9	1978	3	9825	Y	N	85 MOUNT PILCHUCK AV NW
011	816330	0490	3/10/04	\$492,600	1780	1700	9	1972	3	12998	N	N	391 SE CRYSTAL CREEK CIR
011	858201	0250	3/12/03	\$362,950	1950	0	9	1987	3	9930	Y	N	2745 NW PINECONE DR
011	858201	0240	8/19/03	\$408,000	2110	0	9	1987	3	13850	N	N	2755 NW PINECONE DR
011	858201	0180	9/12/03	\$421,000	2120	0	9	1987	3	9664	N	N	2835 NW PINECONE DR
011	954526	0430	6/24/04	\$520,000	2340	0	9	1994	3	8510	N	N	565 NW DATEWOOD DR
011	858201	0080	11/24/03	\$447,000	2340	440	9	1989	3	10865	N	N	1635 PINEVIEW DR NW
011	858201	0280	10/28/04	\$490,000	2360	0	9	1988	3	10290	N	N	2715 NW PINECONE DR
011	858201	0210	7/7/03	\$391,000	2360	0	9	1988	3	10158	N	N	2805 NW PINECONE DR
011	858201	0150	1/14/04	\$392,500	2440	0	9	1987	3	8172	N	N	2250 NW PINECONE DR
011	115200	0050	9/20/04	\$580,000	2540	0	9	1970	4	38714	Y	N	1750 BROOKSIDE DR SE
011	954525	0140	11/30/04	\$529,850	2610	0	9	1993	3	8271	N	N	675 NW DATEWOOD DR
011	259765	0120	7/21/03	\$485,000	2610	0	9	1987	3	15800	Y	N	2135 SQUAK MOUNTAIN LOOP SW
011	954526	0140	5/27/04	\$492,000	2620	0	9	1994	3	8528	N	N	390 DATEWOOD CT NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	954526	0440	5/19/03	\$492,000	2700	0	9	1995	3	7834	N	N	585 NW DATEWOOD DR
011	954526	0030	9/17/03	\$485,000	2700	0	9	1994	3	8937	N	N	500 NW DATEWOOD DR
011	259765	0620	12/11/04	\$489,297	2710	0	9	1988	3	15260	Y	N	2335 SQUAK MOUNTAIN LOOP SW
011	259765	0970	7/2/03	\$500,000	2740	0	9	1989	3	20332	N	N	3060 QUINALT CT SW
011	259765	0890	5/25/04	\$525,000	2820	0	9	1988	3	22191	Y	N	3015 QUINALT CT SW
011	258960	0350	12/1/03	\$522,500	2940	0	9	1999	3	6125	N	N	1233 SUNRISE PL SE
011	258960	0380	2/20/03	\$473,500	2950	0	9	1999	3	7128	N	N	1227 SUNRISE PL SE
011	258960	0070	7/15/04	\$440,000	2950	0	9	1999	3	10433	N	N	1005 1ST PL SE
011	258960	0170	8/19/04	\$597,500	2970	820	9	2000	3	10726	N	N	1204 SUNRISE PL SE
011	258960	0360	8/23/04	\$595,000	3030	880	9	1999	3	6261	N	N	1231 SUNRISE PL SE
011	259765	0950	6/21/04	\$535,000	3040	0	9	1987	3	21481	N	N	3075 QUINALT CT SW
011	954525	0210	2/13/03	\$499,000	3100	0	9	1993	3	7668	N	N	620 EVERWOOD DR NW
011	571061	0790	12/8/03	\$529,000	3120	0	9	2003	3	14300	N	N	110 MOUNT SI PL NW
011	872855	0090	2/21/03	\$529,900	3140	0	9	1993	3	11287	N	N	630 MOUNT OLYMPUS DR SW
011	872855	0260	7/2/03	\$450,000	3180	0	9	1995	3	9664	N	N	570 MOUNT OLYMPUS DR SW
011	954526	0350	8/23/04	\$535,000	3210	0	9	1995	3	12876	N	N	405 EVERWOOD CT NW
011	954526	0200	6/1/04	\$545,000	3300	0	9	1995	3	8030	N	N	375 DATEWOOD CT NW
011	954526	0130	4/25/03	\$495,000	3310	0	9	1995	3	8091	N	N	400 DATEWOOD CT NW
011	282406	9017	9/16/03	\$615,000	4330	0	9	1990	3	68825	N	N	375 MOUNT OLYMPUS DR NW
011	259765	0570	7/29/03	\$741,460	4490	1100	10	1990	3	16004	Y	N	2405 SQUAK MOUNTAIN LOOP SW

Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	029130	0010	6/26/03	\$319,990	TRADE
1	029130	0020	6/26/03	\$234,990	TRADE
1	029131	0010	7/26/04	\$321,990	NEW IMPROVEMENT NO DATA
1	029131	0020	7/26/04	\$316,990	NEW IMPROVEMENT NO DATA
1	029131	0030	8/18/04	\$349,990	NEW IMPROVEMENT NO DATA
1	029131	0040	8/10/04	\$289,990	NEW IMPROVEMENT NO DATA
1	029131	0050	8/23/04	\$289,990	NEW IMPROVEMENT NO DATA
1	029131	0060	9/14/04	\$285,990	NEW IMPROVEMENT NO DATA
1	029131	0070	8/24/04	\$285,990	NEW IMPROVEMENT NO DATA
1	029131	0080	8/18/04	\$289,990	NEW IMPROVEMENT NO DATA
1	029131	0090	8/13/04	\$289,990	NEW IMPROVEMENT NO DATA
1	029131	0100	8/20/04	\$349,990	NEW IMPROVEMENT NO DATA
1	029131	0110	10/18/04	\$362,990	NEW IMPROVEMENT NO DATA
1	029131	0120	10/6/04	\$294,990	NEW IMPROVEMENT NO DATA
1	029131	0140	10/13/04	\$297,990	NEW IMPROVEMENT NO DATA
1	029131	0150	10/15/04	\$297,990	NEW IMPROVEMENT NO DATA
1	029131	0160	10/6/04	\$364,990	NEW IMPROVEMENT NO DATA
1	029131	0550	11/22/04	\$312,590	NEW IMPROVEMENT NO DATA
1	029131	0560	11/10/04	\$257,990	NEW IMPROVEMENT NO DATA
1	029131	0570	11/10/04	\$299,000	NEW IMPROVEMENT NO DATA
1	029131	0580	11/22/04	\$259,993	NEW IMPROVEMENT NO DATA
1	029131	0590	11/22/04	\$302,744	NEW IMPROVEMENT NO DATA
1	029131	0600	11/11/04	\$319,990	NEW IMPROVEMENT NO DATA
1	029131	0610	9/15/04	\$301,990	NEW IMPROVEMENT NO DATA
1	029131	0620	9/9/04	\$249,990	NEW IMPROVEMENT NO DATA
1	029131	0630	9/10/04	\$287,990	NEW IMPROVEMENT NO DATA
1	029131	0640	9/13/04	\$254,990	NEW IMPROVEMENT NO DATA
1	029131	0650	9/14/04	\$287,990	NEW IMPROVEMENT NO DATA
1	029131	0660	9/9/04	\$322,990	NEW IMPROVEMENT NO DATA
1	029131	0670	12/20/04	\$329,990	NEW IMPROVEMENT NO DATA
1	029131	0690	12/20/04	\$329,990	NEW IMPROVEMENT NO DATA
1	177835	0130	11/5/04	\$827,200	DIAGNOSTIC OUTLIER
1	177836	0010	12/27/04	\$1,175,000	% COMPLETE
1	177836	0070	8/13/04	\$775,000	RELOCATION - SALE TO SERVICE
1	177838	0030	4/9/04	\$549,950	RELOCATION - SALE TO SERVICE
1	192406	9029	11/18/04	\$630,000	RELOCATION - SALE TO SERVICE
1	192406	9056	3/10/03	\$785,000	IMPROVEMENT COUNT
1	192406	9111	11/25/03	\$688,000	DIAGNOSTIC OUTLIER
1	192406	9157	5/16/03	\$470,000	DIAGNOSTIC OUTLIER
1	226080	0190	11/29/04	\$600,000	DIAGNOSTIC OUTLIER
1	242405	9030	8/3/04	\$1,450,000	DIAGNOSTIC OUTLIER
1	242405	9057	1/5/04	\$2,100,000	IMP COUNT
1	242405	9111	3/4/03	\$522,551	% COMPLETE
1	252405	9021	12/9/04	\$1,200,000	DIAGNOSTIC OUTLIER
1	330385	0110	4/1/04	\$1,885,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis

Area 65

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	330385	0250	7/7/03	\$1,200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	330385	0260	7/7/03	\$1,131,735	BANKRUPTCY - RECEIVER OR TRUSTEE
1	330385	0350	8/13/03	\$1,595,000	UNFINISHED AREA
1	413942	0290	6/18/03	\$1,650,000	DIAGNOSTIC OUTLIER
1	413942	0610	7/30/04	\$920,000	DIAGNOSTIC OUTLIER
1	413943	0630	7/7/03	\$1,300,000	EXEMPT FROM EXCISE TAX
1	413943	0780	12/4/03	\$1,258,900	DIAGNOSTIC OUTLIER
1	413943	0940	9/19/03	\$930,000	RELOCATION - SALE TO SERVICE
1	413944	0360	9/23/04	\$760,000	RELOCATION - SALE TO SERVICE
1	413944	0690	5/28/03	\$591,000	RELOCATION - SALE TO SERVICE
1	413945	0100	5/9/03	\$617,500	RELOCATION - SALE TO SERVICE
1	413945	0670	12/26/03	\$794,500	DIAGNOSTIC OUTLIER
1	413946	0450	12/9/03	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	413948	0280	5/28/04	\$1,800,000	RELOCATION - SALE TO SERVICE
1	413949	0020	5/28/03	\$995,000	DIAGNOSTIC OUTLIER
1	413949	0030	3/12/04	\$965,000	RELOCATION - SALE TO SERVICE
1	413949	0190	5/26/04	\$962,000	DIAGNOSTIC OUTLIER
1	413950	0260	4/15/03	\$1,550,000	UNFINISHED AREA
1	413950	0370	10/15/04	\$1,572,500	DIAGNOSTIC OUTLIER
1	560800	0130	4/16/04	\$838,527	CORRECTION DEED; EXEMPT FROM EXCISE TAX
1	560800	0800	10/13/03	\$847,600	RELOCATION - SALE TO SERVICE
1	560803	0080	7/30/04	\$300,000	QUIT CLAIM DEED; PARTIAL INTEREST
1	723750	0080	11/10/04	\$920,000	% COMPLETE
1	723750	0110	7/23/03	\$2,900,000	PREVIOUS IMPROVEMENT <=10K
1	723750	0120	11/15/04	\$995,000	% COMPLETE
1	723750	0160	11/30/04	\$890,000	% COMPLETE
1	723750	0410	11/10/04	\$1,395,000	% COMPLETE
1	723750	0440	9/9/04	\$1,827,051	% COMPLETE
1	723750	0550	12/22/04	\$879,800	% COMPLETE
1	723750	0560	12/15/04	\$889,800	% COMPLETE
1	723750	0760	1/6/04	\$320,000	% COMPLETE
1	723750	0770	1/6/04	\$310,000	% COMPLETE
1	723750	0820	2/18/04	\$491,250	% COMPLETE
1	723750	0840	12/11/03	\$522,500	PREVIOUS IMPROVEMENT <=10K
1	723750	0940	7/8/03	\$335,000	PREVIOUS IMPROVEMENT <=10K
1	723750	1010	5/4/04	\$340,000	PREVIOUS IMPROVEMENT <=10K
1	723750	1190	11/19/04	\$1,690,000	% COMPLETE
1	723750	1210	10/29/03	\$415,625	DOR RATIO
1	723750	1220	9/3/04	\$2,295,200	PERSONAL PROPERTY INCLUDED
1	723750	1580	9/22/04	\$1,090,000	% COMPLETE
1	723750	1590	12/16/04	\$1,150,000	% COMPLETE
1	730800	0040	10/25/04	\$739,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	730800	0160	6/1/04	\$698,000	RELOCATION - SALE TO SERVICE
1	730800	0320	1/5/04	\$332,500	DOR RATIO
1	856274	0070	10/6/04	\$758,506	% COMPLETE

Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	856274	0080	11/30/04	\$747,122	% COMPLETE
1	856274	0090	9/20/04	\$729,000	% COMPLETE
1	856274	0170	11/9/04	\$658,950	% COMPLETE
1	856274	0240	9/20/04	\$749,950	% COMPLETE
1	856274	0260	11/2/04	\$640,800	% COMPLETE
1	856274	0270	8/27/04	\$695,282	% COMPLETE
1	856274	0280	11/15/04	\$595,950	% COMPLETE
1	856274	0460	8/12/04	\$598,950	% COMPLETE
1	856274	0480	9/11/04	\$579,950	% COMPLETE
1	856274	0490	8/23/04	\$721,502	% COMPLETE
1	856275	0010	10/22/04	\$552,206	% COMPLETE
1	856275	0020	11/16/04	\$504,950	% COMPLETE
1	856275	0040	11/4/04	\$496,950	% COMPLETE
1	856275	0180	9/22/04	\$500,810	% COMPLETE
1	856275	0190	9/3/04	\$533,933	% COMPLETE
1	856275	0200	12/20/04	\$511,000	% COMPLETE
1	856275	0530	9/16/04	\$424,291	% COMPLETE
1	856275	0540	11/3/04	\$434,454	% COMPLETE
1	856275	0550	12/3/04	\$432,200	% COMPLETE
1	856275	0610	7/1/04	\$443,715	EASEMENT OR RIGHT-OF-WAY
1	856275	0710	10/13/04	\$450,000	% COMPLETE
1	856275	0720	9/27/04	\$462,315	% COMPLETE
1	856275	0730	10/29/04	\$410,515	% COMPLETE
1	856275	0810	10/21/04	\$534,322	% COMPLETE
1	856275	0820	12/20/04	\$459,100	NEW IMPROVEMENT NO DATA
1	856275	0830	9/3/04	\$596,167	% COMPLETE
1	856275	0840	10/20/04	\$609,000	% COMPLETE
1	856275	0850	11/23/04	\$603,045	% COMPLETE
1	856275	0860	11/16/04	\$496,688	% COMPLETE
1	856275	0890	12/21/04	\$539,000	NEW IMPROVEMENT NO DATA
1	856275	0900	12/13/04	\$533,000	NEW IMPROVEMENT NO DATA
1	856275	0910	11/23/04	\$549,000	NEW IMPROVEMENT NO DATA
1	856275	0970	10/12/04	\$555,755	% COMPLETE
1	856275	0980	10/28/04	\$548,991	% COMPLETE
1	856275	0990	9/14/04	\$539,000	% COMPLETE
1	856275	1000	9/8/04	\$576,221	% COMPLETE
1	856275	1010	8/13/04	\$565,939	% COMPLETE
1	856275	1050	9/10/04	\$538,896	% COMPLETE
1	856275	1180	7/14/04	\$580,136	% COMPLETE
1	856275	1190	9/27/04	\$583,052	% COMPLETE
1	856275	1200	9/15/04	\$582,605	% COMPLETE
3	062306	9041	10/15/03	\$98,949	QUIT CLAIM DEED; PARTIAL INTEREST
3	062306	9060	2/13/03	\$198,000	UNFINISHED AREA
3	082306	9045	3/25/04	\$380,000	OPEN SPACE DESIGNATION
3	082306	9088	8/6/03	\$1,038,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis

Area 65

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	082306	9088	7/1/04	\$1,035,000	DIAGNOSTIC OUTLIER
3	338830	0260	3/8/04	\$150,000	GOR RATIO
3	430971	0240	6/2/04	\$499,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	430972	0070	8/5/03	\$520,500	DIAGNOSTIC OUTLIER
3	788001	0250	7/15/03	\$460,000	RELOCATION - SALE TO SERVICE
3	788002	0160	8/19/03	\$477,500	DIAGNOSTIC OUTLIER
11	193880	0021	12/8/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	235430	0491	12/8/03	\$297,600	DIAGNOSTIC OUTLIER
11	258960	0070	7/15/04	\$440,000	RELOCATION - SALE TO SERVICE
11	259765	0070	5/6/04	\$958,000	INCORRECT CHARACTERISTIC DATA
11	259765	0090	11/4/04	\$955,000	DIAGNOSTIC OUTLIER
11	259765	0090	10/6/03	\$176,002	QUIT CLAIM DEED
11	259765	0570	7/29/03	\$741,460	RELOCATION - SALE TO SERVICE
11	282406	9017	7/26/03	\$613,400	RELOCATION - SALE TO SERVICE
11	282406	9213	3/18/04	\$79,427	RELATED PARTY, FRIEND, OR NEIGHBOR
11	282406	9306	2/13/03	\$220,000	DIAGNOSTIC OUTLIER
11	292406	9006	3/31/04	\$560,112	CORRECTION DEED; EXEMPT FROM EXCISE TAX
11	292406	9061	3/17/04	\$180,000	DIAGNOSTIC OUTLIER
11	330397	0050	2/24/04	\$116,617	QUIT CLAIM DEED
11	342406	9068	1/16/03	\$150,000	NO MARKET EXPOSURE
11	342406	9144	3/2/04	\$291,000	IMPROVEMENT COUNT
11	342406	9156	9/1/04	\$467,000	IMPROVEMENT COUNT; UNFINISHED AREA
11	342406	9165	2/26/03	\$163,500	QUESTIONABLE PER SALES IDENTIFICATION
11	342406	9234	12/29/04	\$215,000	DIAGNOSTIC OUTLIER
11	342406	9234	3/10/04	\$80,000	QUIT CLAIM DEED
11	342406	9254	11/29/04	\$542,000	DIAGNOSTIC OUTLIER
11	342406	9285	11/2/04	\$513,248	% COMPLETE
11	342406	9295	5/19/03	\$184,950	DIAGNOSTIC OUTLIER
11	527910	0550	3/23/04	\$87,468	QUIT CLAIM DEED
11	527910	0550	2/20/03	\$63,000	QUIT CLAIM DEED
11	527910	0625	3/20/03	\$151,900	BANKRUPTCY - RECEIVER OR TRUSTEE
11	527910	0710	2/20/04	\$375,000	DIAGNOSTIC OUTLIER
11	570620	0220	9/17/03	\$271,565	DIAGNOSTIC OUTLIER
11	570620	0550	1/23/03	\$200,000	DIAGNOSTIC OUTLIER
11	872855	0260	7/1/03	\$450,000	RELOCATION - SALE TO SERVICE
11	941461	0270	12/5/03	\$317,500	RELOCATION - SALE TO SERVICE
11	941461	0410	1/31/03	\$123,448	QUIT CLAIM DEED
11	941461	0580	3/8/04	\$83,867	QUIT CLAIM DEED; PARTIAL INTEREST
11	954522	0010	1/13/03	\$139,500	QUIT CLAIM DEED; PARTIAL INTEREST
11	954524	0050	12/30/03	\$374,900	PARTIAL INTEREST
11	954524	0100	10/28/04	\$484,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	192406	9142	5/19/04	\$265,000	54014	N	N
1	242405	9153	1/12/04	\$185,000	9938	N	N
1	242405	9155	4/25/03	\$175,000	9938	N	N
1	242405	9159	5/8/03	\$210,000	9524	N	N
1	252405	9053	8/6/03	\$115,000	13220	Y	N
1	252405	9055	5/22/03	\$75,000	13220	Y	N
1	252405	9057	6/9/03	\$60,000	13220	Y	N
1	252405	9058	5/28/03	\$27,000	12196	Y	N
1	252405	9061	5/21/03	\$50,000	13068	Y	N
1	252405	9066	5/27/03	\$25,000	13068	Y	N
1	252405	9074	5/23/03	\$65,000	13220	Y	N
1	252405	9077	5/23/03	\$30,000	13220	Y	N
1	252405	9078	5/20/03	\$32,000	13220	Y	N
1	252405	9087	5/23/03	\$70,000	13220	Y	N
1	252405	9088	5/23/03	\$70,000	13220	Y	N
1	252405	9089	5/21/03	\$70,000	13220	Y	N
1	252405	9090	5/23/03	\$70,000	13220	Y	N
1	252405	9098	5/27/03	\$50,000	14810	Y	N
1	252405	9106	5/29/03	\$45,000	13084	Y	N
1	252405	9108	5/20/03	\$40,000	13156	Y	N
1	252405	9109	6/9/03	\$70,000	13193	Y	N
1	252405	9127	5/19/03	\$70,000	13068	Y	N
1	252405	9131	3/31/04	\$210,000	13220	Y	N
1	252405	9152	5/20/03	\$45,000	12196	Y	N
1	252405	9178	3/19/03	\$35,000	57499	N	N
1	252405	9187	12/2/04	\$400,000	43883	Y	N
1	252405	9191	5/21/03	\$40,000	13220	Y	N
1	252405	9208	1/9/04	\$400,000	39835	N	N
1	252405	9220	3/19/03	\$40,000	16246	N	N
1	262405	9064	10/7/03	\$445,000	496584	N	N
1	322406	9077	3/7/03	\$159,000	217893	N	N
1	330385	0420	9/26/03	\$462,500	46036	Y	N
1	413943	0550	10/29/04	\$437,000	13458	Y	N
1	413945	0700	7/17/03	\$380,000	18620	N	N
1	413950	0220	4/1/04	\$425,000	19921	Y	N
1	560800	0920	4/18/03	\$300,000	12039	N	N
1	723750	0010	10/1/03	\$230,116	9453	N	N
1	723750	0020	2/19/03	\$229,500	9453	N	N
1	723750	0030	3/11/03	\$246,500	11253	N	N
1	723750	0040	4/13/04	\$249,690	11951	N	N
1	723750	0050	8/14/03	\$218,898	9301	N	N
1	723750	0080	11/18/03	\$276,000	20112	N	N
1	723750	0270	8/2/04	\$224,900	11963	N	N
1	723750	0320	11/30/04	\$625,000	11257	Y	N
1	723750	0360	7/7/04	\$535,000	12968	N	N
1	723750	0370	10/19/04	\$535,000	13036	N	N

Vacant Sales Used in this Annual Update Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	723750	0380	8/25/03	\$438,750	13590	N	N
1	723750	0390	11/18/03	\$415,000	14731	N	N
1	723750	0410	8/25/03	\$341,250	16886	Y	N
1	723750	0420	10/3/03	\$295,000	17397	Y	N
1	723750	0430	7/21/03	\$298,690	13903	Y	N
1	723750	0440	4/25/03	\$352,750	12634	Y	N
1	723750	0450	9/12/03	\$450,000	12654	Y	N
1	723750	0490	4/25/03	\$382,500	12429	N	N
1	723750	0500	1/9/03	\$361,250	11746	N	N
1	723750	0510	4/23/04	\$410,000	9867	N	N
1	723750	0520	6/14/04	\$390,000	9775	N	N
1	723750	0530	2/5/03	\$276,250	10660	N	N
1	723750	0540	11/18/03	\$263,192	10404	N	N
1	723750	0550	11/12/03	\$251,000	8263	N	N
1	723750	0560	11/12/03	\$234,000	13339	N	N
1	723750	0590	12/20/04	\$365,000	10369	N	N
1	723750	0600	8/4/04	\$340,000	9137	N	N
1	723750	0610	4/22/04	\$315,000	9380	N	N
1	723750	0620	6/15/04	\$350,000	10687	N	N
1	723750	0630	5/13/04	\$350,000	11765	N	N
1	723750	0640	5/17/04	\$335,000	9375	N	N
1	723750	0650	1/28/04	\$325,000	9466	Y	N
1	723750	0660	7/2/04	\$345,000	8843	Y	N
1	723750	0670	7/2/04	\$350,000	9141	Y	N
1	723750	0680	8/4/04	\$340,000	9332	Y	N
1	723750	0720	11/9/04	\$340,000	8882	N	N
1	723750	0730	11/9/04	\$345,000	8759	N	N
1	723750	0740	9/24/04	\$350,000	9735	N	N
1	723750	0750	9/23/03	\$280,250	11914	N	N
1	723750	0810	9/15/04	\$535,000	17987	Y	N
1	723750	0920	8/8/04	\$600,000	12710	Y	N
1	723750	0930	10/28/04	\$575,000	11568	Y	N
1	723750	0960	9/10/04	\$355,000	10589	Y	N
1	723750	0970	9/9/04	\$355,000	10773	Y	N
1	723750	0980	8/19/04	\$355,000	10957	Y	N
1	723750	0990	7/7/04	\$355,000	11141	Y	N
1	723750	1000	6/15/04	\$355,000	11324	Y	N
1	723750	1020	1/28/04	\$330,000	10798	Y	N
1	723750	1030	12/29/03	\$340,000	9913	Y	N
1	723750	1040	11/14/03	\$340,000	9748	Y	N
1	723750	1050	1/28/04	\$325,000	9582	Y	N
1	723750	1060	11/14/03	\$330,000	9417	Y	N
1	723750	1070	12/29/03	\$313,500	9680	Y	N
1	723750	1080	1/9/03	\$267,750	11972	Y	N
1	723750	1100	4/29/04	\$371,000	12615	N	N
1	723750	1190	9/23/03	\$356,250	13402	N	N

Vacant Sales Used in this Annual Update Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	723750	1200	9/23/03	\$345,625	15937	N	N
1	723750	1220	10/8/03	\$451,250	12981	N	N
1	723750	1230	9/23/03	\$415,625	11500	N	N
1	723750	1240	9/23/03	\$437,500	15391	N	N
1	723750	1250	7/27/04	\$525,000	14751	Y	N
1	723750	1260	7/8/04	\$550,000	14398	Y	N
1	723750	1270	10/27/04	\$625,000	13709	Y	N
1	723750	1300	7/29/04	\$425,000	13811	N	N
1	723750	1310	11/9/04	\$500,000	15088	N	N
1	723750	1320	9/27/04	\$600,000	17393	N	N
1	723750	1470	10/13/04	\$425,000	15785	N	N
1	723750	1480	11/10/04	\$435,000	12409	N	N
1	723750	1490	1/2/04	\$226,337	12374	N	N
1	723750	1500	8/13/03	\$218,898	10679	N	N
1	723750	1510	8/14/03	\$218,898	10490	N	N
1	723750	1520	6/18/03	\$214,701	9525	N	N
1	723750	1530	12/14/04	\$386,500	12528	N	N
1	723750	1540	12/14/04	\$366,500	10557	N	N
1	723750	1560	11/12/03	\$242,000	20248	N	N
1	723750	1570	11/12/03	\$242,000	20820	N	N
1	723750	1580	10/27/03	\$230,000	27966	N	N
1	723750	1590	10/24/03	\$230,000	19023	N	N
1	723750	1600	2/11/04	\$230,000	24090	N	N
1	723750	1610	2/12/04	\$230,000	22130	N	N
1	723750	1620	4/16/04	\$200,000	16848	N	N
1	723750	1630	4/20/04	\$195,000	18689	N	N
1	856274	0260	10/22/03	\$162,000	6198	N	N
1	856274	0280	10/3/03	\$159,000	6006	N	N
1	856275	0780	9/10/03	\$65,000	5981	N	N
3	012305	9025	4/12/04	\$333,000	308405	Y	N
3	012305	9084	12/20/04	\$120,000	35236	N	N
3	052306	9024	10/11/04	\$15,000	35169	N	N
3	172306	9001	6/1/04	\$240,000	111949	N	N
3	172306	9121	5/26/04	\$238,250	111949	N	N
3	338830	0021	12/1/04	\$184,000	52707	N	N
3	338830	0021	3/3/03	\$139,000	52707	N	N
3	430971	0290	4/23/04	\$160,000	28434	Y	N
11	032306	9077	8/31/04	\$25,000	58806	N	N
11	332406	9121	2/20/03	\$150,000	174240	N	N
11	332406	9538	6/25/03	\$90,000	92800	N	N
11	527910	0380	1/13/03	\$150,000	7930	N	N
11	570620	0600	9/23/03	\$50,000	15264	N	N
11	816300	0010	3/23/04	\$92,500	21045	N	N
11	816330	0160	12/3/04	\$125,000	10860	N	N
11	816330	0290	10/21/04	\$125,000	15499	N	N
11	816330	0310	9/17/04	\$125,000	11880	N	N

Vacant Sales Used in this Annual Update Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
11	816330	0460	10/27/03	\$130,000	14290	Y	N
11	816340	0060	10/16/03	\$2,000	5718	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 65

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	252405	9094	5/22/03	\$50,000	MULTI-PARCEL SALE
1	252405	9158	1/28/03	\$910,500	DEVELOPMENT SITE
1	252405	9193	2/26/04	\$6,000	DEVELOPER SALE
1	292406	9071	4/16/04	\$780,728	MULTI-PARCEL SALE
1	292406	9154	12/31/03	\$980,000	DEVELOPMENT SITE
11	258960	0410	10/28/03	\$15,782	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	342406	9103	3/28/03	\$171,000	MULTI-PARCEL SALE



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr